DELEGATED DECISION REPORT

NMA/2021/0032 **Valid 06/12/2021**	**PARK BUNGALOW** **BLAKELEY LANE** **DILHORNE**	**NON MATERIAL AMENDMENT IN RELATION TO SMD/2018/0135 AND NMA/2020/0028** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUE

Are the changes non-material?

DESCRIPTION OF SITE

The application site formerly contained a detached inter-war bungalow located immediately adjacent to the southern side of the A52 and bounded by agricultural fields. The application site is located in the North Staffordshire Green Belt.

An application for a replacement dwelling, a three-bed dormer bungalow with a detached single storey garage, was approved in June 2018 under SMD/2018/0135 and a non-material amendment was approved under NMA/2020/0028 for alterations to the previously approved bungalow.

The bungalow and detached garage have subsequently been constructed, but not in accordance with the planning permission or the subsequent non-material amendment.

PROPOSAL

A non-material amendment is sought to retrospectively approve the changes that have occurred since the building has been completed.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

Planning Practice Guidance

There is no statutory definition of 'non-material'. The PPG confirms it should be considered in the context of the overall scheme and that an amendment that is non-material in one context may be material in another.

OFFICER COMMENTS

A comparison has been undertaken between the original approval, the previously approved non-material amendment and this non-material amendment. The changes that have occurred include:

Rear Elevation

- No additional changes proposed. Changes were previously approved under NMA/2020/0028

Roadside Elevation

- Additional window serving the shower room.
- The porch has been omitted.
- Window to serve the hall has been omitted.
- An additional rooflight was approved under NMA/2020/0028.

Side Elevation

- A window serving the kitchen/diner has been omitted.
- A window serving the shower room has been enlarged.
- A porch was approved under NMA/2020/0028.

Side Elevation

- A window serving the lounge has been omitted.
- The omission of the chimney was approved under NMA/2020/0028.

Garage

- The internal length of the garage has increased from 6.1m to 6.5m.
- Brick detailing has been added.
- The garage door has been widened.
- A door has been omitted from the roadside elevation and the window has been centrally positioned and has been enlarged.
- A door and a window have been added to the side elevation.
- The ground on which the garage has been sited has been excavated to create a level surface, resulting in the maximum height of the eaves and ridge being lower and the omission of external steps.
- The repositioning of the garage was approved under NMA/2020/0028.

The alterations to openings, either by their enlargement, inclusion or omission, has not altered the overall appearance of the previously approved dwellinghouse or detached garage. The widening of the garage doors and the inclusion of the brick detailing is considered to have improved the overall appearance of the detached

garage. No dwellinghouses are located in close proximity that will be affected by these changes.

The application site is located in the North Staffordshire Green Belt. The approval of the development under SMD/2018/0135 was considered to comprise a *'materially larger'* replacement dwelling however, Very Special Circumstances were considered to exist in that the existing bungalow comprised a very small dwelling that did not meet today's modern standards.

The garage, as constructed, has a greater depth than the garage that was approved (by 400mm) however, the overall height of the eaves and ridge has been reduced as the garage was previously to be constructed on a sloping site. Where-as the ground level has been lowered and levelled. Therefore the overall volume of the garage has reduced since SMD/2018/0135. In addition, the levelling of the land has resulted in the garage being set at a lower ground level and therefore its visual prominence has reduced. It is for these reasons that the minor increase in the depth of the garage is not considered to affect the openness of the Green Belt and is non-material.

The non-material amendment is therefore recommended for approval.

OFFICER RECOMMENDATION: APPROVE the Section 96A application

Case Officer: Ailsa Berry
Recommendation Date: 21/12/2021

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council