

DELEGATED DECISION REPORT

NMA/2021/0037
Valid 29/12/2021

204 ABBEY GREEN ROAD
LEEK

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2021/0544

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether or not there is any material change to the earlier approved plans

DESCRIPTION OF SITE

Two storey end property in terrace of three with slim front gardens and in this case a side garden and pre-fab single garage. Fields to rear and opposite. The important assemblage of heritage assets associated with the former Leek Dieulacres Abbey stands 300m to the north east and there are closer listed buildings at 80m and 180m to the north north west along Abbey Green Road. The location is obviously rural and about half a kilometre from the town fringes of Leek. It is not Green Belt.

PROPOSAL

Additional bedroom window to side elevation in previously approved scheme SMD/2021/0544.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
H1 New Housing Development
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework February 2019

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving

and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

83/12236/OLDDC – Extension to form larger kitchen – approved – built

SMD/2021/0544 – Proposed first floor extension to form new bedroom and conversion of existing bedroom to form bathroom – approved

CONSULTATIONS

Publicity

N/A

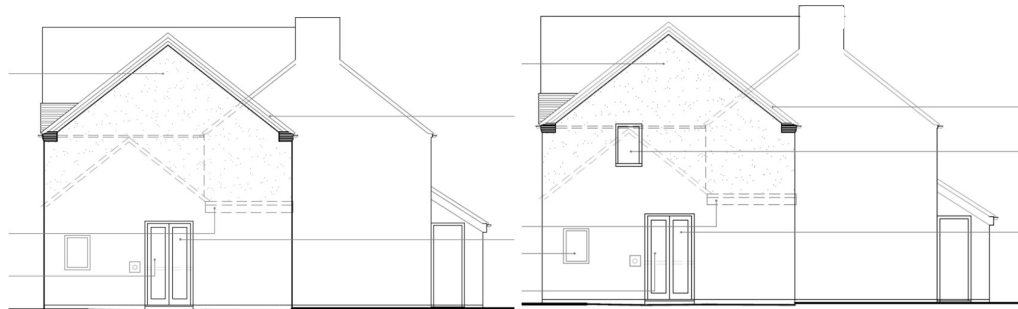
OFFICER COMMENTS

Principle of Development

The principle of the development is established by the earlier consent SMD/2021/0544.

Design

Approved scheme on the left – proposed NMA window addition on the right:



Amenity

No near neighbours affected. No new impacts. There is a neighbour some 30m to the north but there would be no adverse impact on the living conditions – privacy or sense of overlooking – for either dwelling.

CONCLUSION / PLANNING BALANCE

The proposed scheme would not materially alter the approved scheme and the NMA can be accepted.

OFFICER RECOMMENDATION : **Confirm as being a non-material amendment**

Case Officer: Arne Swithenbank

Recommendation Date: 26th Jan 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council