

DELEGATED DECISION REPORT

NMA/2021/0033
Valid 08/12/2021

**CHEADLE EQUESTRIAN
CENTRE EAVES LANE
CHEADLE**

**APPLICATION FOR A NON-
MATERIAL AMENDMENT
FOLLOWING A GRANT OF
SMD/2021/0586**

**(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

The local planning authority must have regard to the effect of the change.

DESCRIPTION OF SITE

A site in the open countryside to the south east of the Cheadle Town settlement boundary. The site is adjacent to a grouping of equestrian development.

PROPOSAL

The application proposes changes to the development (erection of rural workers dwelling) that was approved with planning permission SMD/2021/0586. It seeks approval of these changes as 'Non Material Amendments' to the planning permission. The changes are shown and detailed in a revised plan numbered 2021-2584-10A that was submitted with this application. The changes include and are detailed as:

- ☐ Add a dormer window to the bedroom on the south west elevation;
- ☐ Make the internal first floor arrangement handed;
- ☐ Introduce a window to the single storey portion of the north west elevation; and,
- ☐ Introduce a window to first floor bedroom on north west elevation.

Publicity

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. There had been no response to the publicity carried out in respect of the original application.

OFFICER COMMENTS

I have given consideration to the effect of the changes having regard to the context of the overall scheme.

Visually the effect of the changes would be inconsequential and there are no near neighbours to make objection to the potential for any new overlooking vantage. Where the plans are compared, the introduction of the additional windows are barely noticeable from casual observation.

If the changes are noted and acknowledged however, then actually they are well proportioned openings that add quality architectural detailing and balance to the elevations.

CONCLUSION / PLANNING BALANCE

The revised proposal would make a non-material change to the planning permission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 23rd March 2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council