

DELEGATED DECISION REPORT

NMA/2021/0034
Valid 21/12/2021

ISAAC WALTON FARM
CRESSWELL LANE
CRESSWELL

**NON MATERIAL AMENDMENT
PROPOSED FOR INTERNAL
ALTERATIONS WITH TWO
PROPOSED EXTERNAL
DOORS TO THE REAR AND
REPOSITION OF THE REAR
EXTENSION FOR THE
PROPOSED USE OF OLD
COACH HOUSE AS A SINGLE
DWELLINGHOUSE WITH
ASSOCIATED WORKS
NECESSARY TO CONVERT
THE BUILDING TO THAT USE**

**(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

The site is in the Green Belt to the north of a level crossing, a short run of interwar roadside dwellings to the west of Sandon Road (also within Green Belt) and a small 70s housing development built around the Rookery Crescent loop road that is on the east side of Sandon Road and the otherside of the Green Belt boundary.

This brick coach house is at right angles to the road with a gable end presenting to the highway. A central coach house door opens onto an area of yard which, to the north east of the Izaak Walton, originally was part of and served the public house property along with other, long since demolished outbuildings. This would appear to have been the arrangement until the middle of the 20th Century when Izaak Walton Farm was built and the coach house, the yard and other outbuildings were sold and became part of that new farm property (historic maps). This subdivision of the property, the demolition of the other outbuildings, the construction of the farmhouse, the introduction of residential fence and wall enclosures, and the provision of car park to the south west of the public house have all served to devalue the significance of the building's heritage value as a mid 19th Century public house coach house.

Nevertheless, the building retains its original proportions, character, openings and materials and it has the obvious appearance of an old traditional building that has some roadside presence – in these respects it makes contribution, as a quality element, to the character and appearance of the area.

The coach house opens onto an area of hard surface to the front of Izaak Walton Farm. The hardsurface gives the property an area of parking within its curtilage. An access with Cresswell Lane provides a short driveway to the parking. The driveway, parking and front elevation of the coach house is largely concealed behind a brick wall, close boarded fence, and garden planting.

PROPOSAL

The application proposes changes to the development (conversion of barn to dwelling) that was approved with planning permission SMD/2019/0628. 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 01121-AL(0)02 G that was submitted with this application. The changes include and are detailed as:

- Alter the internal layout
- introduce two external doors to the rear (including a kitchen patio/French door)
- reposition the rebuilt rear outrigger

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.

The building is, in any event, rather enclosed and concealed behind curtilage boundary – red brick wall, close boarded fence, and garden planting. The development would not adversely affect the overall character and appearance of the area, particularly as the coach house would retain its context within the existing curtilage of the dwelling.

The repositioning of the lean to rear outrigger marginally further to the left of the rear elevation would be barely perceptible. Introducing a solid wood door in place of a window would retain a utilitarian/functional appearance and character.

Within the context of the whole scheme a new kitchen patio door to the enclosed rear, in place of a window within the side lean to, would not materially change the overall external appearance of the building.

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: 01/04/2022

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council