

DELEGATED DECISION REPORT

NMA/2022/0003
Valid 15/02/2022

3
THE COTTAGES HAZLES
CROSS ROAD
KINGSLEY

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2020/0094

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether or not an amendment to an approved development can be treated as a “Non Material Amendment” not requiring any further submission of a full planning application.
- The impact on the openness of the Green Belt.
- The impact on the visual and residential amenities of the area as a result of the proposed changes.

DESCRIPTION OF SITE

The site is in the open countryside to the north of Kingsley and is also in the Green Belt and within the “hamlet” of Hazlecross. It comprises an end-terrace cottage at the end of a row of three, placed perpendicular to Banks Road to the north and is reached via a path along the front (west) boundaries of the cottages and linked to Banks road to the north. There are dwellings to the rear (east), to the front (west) and also to the south side of the site.

PROPOSAL

This is a Non Material Amendment planning application. Planning permission was granted for a single-storey side extension to the two-storey cottage. The applicant wants to make alterations to the approved extension comprising the removal of two rear roof-lights, the removal of a side chimney and the change in shape of two tall side windows from them being triangular at the top to more conventional tall rectangular windows which would also be slightly less tall than those approved.

The Council must decide if the alterations can be treated as a “Non Material Amendment” to the approved scheme in terms of whether or not the alteration has any significant additional impact on the character, appearance and amenities of the area and the surrounding environment in general. If it is considered the amendment would lead to a significant impact, the application would be refused and a new full planning application would be required to be submitted for the alteration to the scheme.

If it is deemed no significant impact would occur, the Non Material Amendment application can be approved and the amendments can be undertaken without the need to submit any further planning applications.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design) and 13 (Green Belts).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0094: Planning permission for the single-storey side extension.

CONSULTATIONS

N/A

Public Comments

None.

OFFICER COMMENTS

The alterations would lead to any further enlargement of the extension so therefore the openness of the Green Belt would not be affected. They would not harm the appearance of the proposed extension or the cottage or lead to any increased scope to overlook adjacent residential properties.

CONCLUSION

The amendments would not harm the Green Belt or the visual or residential amenities of the area. The Council therefore considers the changes can be deemed to be Non Material Amendments to the Reserved Matters approval, not requiring further consultation or the submission of a new planning application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 5.4.22

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

