DELEGATED DECISION REPORT

NMA/2022/0010 **Valid 20/04/2022**	**ROSEBANK COTTAGE** **SUNNYSIDE** **KINGSLEY**	**NON MATERIAL AMENDMENT TO SMD/2021/0697 TO CHANGE CONSTRUCTION OF STAIRS TO BE ON THE EXTERIOR OF THE BUILDING.** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Whether or not the proposed changes are a non-material amendment to the approved scheme

DESCRIPTION OF SITE

Broad (c.16m wide) side garden to Rosebank which runs up to the side of no.9 Sunny Side. There is an oblique boundary to the rear alongside the rear garden of no.9. An access track runs along the rear of the property and its neighbours in parallel with Sunny Side. The land is accessed via an existing drive from Sunny Side. Minor trees fringe the rear of the garden. A previous single storey, flat roofed single garage building (see public street view on file) has recently been demolished**.**

SMD/2021/0697 granted consent for a part two storey and part single storey detached structure.

PROPOSAL

The proposed NMA would omit the single storey elements of the approved scheme. The ground plan built layout would therefore now correspond with the plan area of just the two-storey element of the approved scheme; save that an exterior staircase would be positioned on the south west long elevation of the development (the side facing Rosebank Cottage). Also, it is seen from the submitted plan layout that the proposed position would be set back into the site by 500mm compared to the approved scheme.

Whereas the approved scheme comprised both brick facing materials and areas of render, the amended scheme would be entirely in brick.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles

SS2 Settlement Hierarchy
SS8 Kingsley – Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
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; 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
02/01290/FUL – two storey garage/storage building – approved (not built)
SMD/2021/0697 – replacement of detached single garage with two storey structure for ancillary accommodation with integral garage – approved 31.03.2022

CONSULTATIONS

Publicity
N/A

OFFICER COMMENTS

Principle of Development
The principle of the development is established by the earlier consent SMD/2021/0697.

Design
As with the approved scheme, the structure would present a 4.6m wide gable on to the drive towards the road with eaves to 4.0m and roof ridge at 5.75m. The additional setting back from the road boundary by 500mm amounts to a very small change in position relative to the neighbour at no.9 but this is judged not to result in

any material consequence. It does mean an increased overlap beyond the rear wall line of the neighbour (two storey rear) but again this is judged not to amount to a material change in terms of its impacts compared with the approved scheme.

As before, there would be a side gap of c.1.3m to the gable end wall of no.9 and the eaves and ridge heights are not altered.

In consultation prior to submission the exterior staircase would have projected off the rear of the proposal and the LPA suggested it would be preferable if attached entirely on the side elevation as now shown. Whilst this is an element not included in the approved scheme as the staircase was then entirely internal, it is judged not to bring any material consequence.

The adoption of an all-brick finish in place of part use of render is beneficial and fully in keeping as brick is the dominant building material of Kingsley and is the visible material finish in the side and rear elevations of Rosebank.

Amenity

The report approving SMD/2021/0697 noted:

> There is a first floor secondary window (probably serving a bathroom) in the gable end of no.9. There would be likely to be some shadowing to this window from the adjacent proposed roof slope but as a secondary window the impacts are not unacceptable. The two storey element of the proposal would align at the rear with the main rear (two storey) elevation of no. 9. There is then a single storey conservatory extension off the rear of no.9 (see file photos 0519 and 0523) which has side windows facing towards the proposed development in its single storey element with a separation of c.4.5m. Any impacts on the living conditions or amenity for the rear of no.9 including the conservatory are again judged not unacceptable.

Highway Safety

No new considerations.

CONCLUSION / PLANNING BALANCE

The main impacts of the amendments proposed would be to reduce the development plan area by omission of the single storey elements. There is a minor re-positioning (by 500mm) as discussed in the report. The addition of the external staircase would not raise any issues and the use entirely of brick is appropriate and welcome.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 19th May 2022

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council