

DELEGATED DECISION REPORT

NMA/2022/0011
Valid 17/05/2022

BRAMBLE COTTAGE
STANLEY MOSS LANE
STOCKTON BROOK

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2022/0059

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

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

DESCRIPTION OF SITE

Previously much altered and extended two storey stone and brick cottage linked to adjacent larger Mill House at 2 Stanley Moss Lane. An existing modern conservatory projects off the rear elevation by 4.1m and has a width (confined to the rear elevation of 3.6m).

A single storey rear extension with projection also extending beyond the line of the side elevation was approved on amended plans ref 100-01A – a re-submission of an earlier withdrawn larger scheme. Materials approved were walls in “stone work to match existing” and the roof to be tiled “to match existing”.

The northerly side elevation of the proposal would be flanked by a blank cement rendered side wall of the neighbouring property at a separation of c.35cm.

PROPOSAL

That the external material finish of the side elevation flanking the neighbour be amended from stone to render.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
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; 13 – Protecting Green Belt Land; 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

SMD/2013/1114 – conservatory – approved

SMD/2021/0728 – single storey rear extension – withdrawn

SMD/2022/0059 – single storey rear extension – approved

CONSULTATIONS

Publicity

N/A

OFFICER COMMENTS

Principle of Development

The principle of the development is established by the earlier consent SMD/2022/0059.

Design

The proposed NMA is one of design. The applicant makes the point that the northerly facing side elevation would not be seen and seeks the benefit of the cost saving to amend this part of the exterior finish. The applicant states that “from the corner onwards it would all be stone”.

As an elevation sandwiched with the neighbouring cement rendered elevation, separated by a gap of just 34cm and with no public visibility, the proposed amendment would make ‘no material change’ to the overall appearance of the development or its impact in the locality and street scene.

Amenity

There would be no consequences for neighbour amenity as a result of the amendment.

CONCLUSION / PLANNING BALANCE

Given the near total concealment of the elevation now proposed to be finished in render as opposed to stone the amendment is considered non-material and the application can therefore be approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 1st June 2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council