

DELEGATED DECISION REPORT

NMA/2022/0015
Valid 25/07/2022

GORSEYDALE
CHEDDLETON HEATH
ROAD
LEEK

NON MATERIAL AMENDMENT
RELATING TO SMD/2021/0764

(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 visual and residential amenities of the area as a result of the proposed changes.

DESCRIPTION OF SITE

The site lies on the south side of Cheddleton Heath Road which is in the countryside between Cheddleton to the south and Leekbrook to the north but is not in the Green Belt. It comprises a bungalow and there are neighbouring dwellings on either side although separated by a significant gaps. The land to the south (rear) is on lower ground down a slope and is open but has approvals for two new dwellings.

PROPOSAL

This is a Non Material Amendment planning application. Planning permission was granted for a replacement dwelling under a 2021 planning application, a chalet/dormer bungalow type dwelling. The applicant wants to make the following alterations to the approved design as follows:

- Enlargement of the projection of one rear dormer up to the proposed rear wall and replacement of the balcony/terrace with a Juliet balcony, change in dormer materials to render and addition of side rooflight in east elevation of dormer roof.
- Slight increase in the projection of the other rear dormer.
- Reduction in ridge and eaves height of the main part of the dwelling.
- Slight increase in ridge height of the side projection.
- Narrowing of the front porch
- Removal of proposed family room secondary side window on the ground floor of the west elevation.
- Addition of a canopy roof over the east side elevation external door and utility room window.

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 alterations have any significant additional impact on the character, appearance and amenities of the area and the surrounding environment in general. If it is considered the

amendments 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)

DC1 – Design Considerations

NPPF (Revised July 2021)

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0764: Replacement dwelling.

CONSULTATIONS

N/A

Public Comments

None.

OFFICER COMMENTS

I do not consider the changes would harm the appearance of the approved dwelling or the character and appearance of the wider area. The side extension, despite the increase in height would be still be lower than the lowered main part of the dwelling and still appear as a subservient addition to the main house. The lowering of the main eaves is an improvement in my opinion. Although the largest dormer would be enlarged, the change in materials to a matching white/cream render finish and the wall flush with the main rear wall of the dwelling would harmonise with the dwelling and would still not dominate the roof slope. The enlargement of the other dormer is only slight and would still appear as an appropriate size in relation to the roof and the chalet dwelling design of the house. The addition of the side canopy and reduction in porch size would not detract from the appearance of the house.

With regard to residential amenity, I consider the impact on neighbours would be improved. The replacement of the sitting out balcony with a Juliet balcony would reduce the scope of overlooking, as would the removal of the side windows.

CONCLUSION

The amendments would not harm the visual or residential amenities of the area. The Council therefore considers the changes can be deemed to be Non Material Amendments to the planning permission for the replacement dwelling, not requiring further consultation or the submission of a new planning application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 26.9.22

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council