

DELEGATED DECISION REPORT

NMA/2022/0018
Valid 09/08/2022

19 HUGO STREET
LEEK

EXTERNAL ALTERATIONS
WITH REGARD TO
APPLICATION SMD/2022/0173.

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

The main issue relates to whether the proposed amendment to the approved scheme is non-material.

DESCRIPTION OF SITE

The proposed site comprises a terraced brick and tile dwellinghouse and its associated curtilage, situated in the Leek South Ward. The site is within the Leek Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The dwelling is within the Leek Conservation Area and Leek Article 4 direction area. The proposed site is enclosed by neighbouring dwellings comprising a section of Hugo Street and backs onto rear curtilages of dwellings on Hartington Street and Spencer Avenue. No. 17 Hugo Street lies to the East of the proposed site and Abbey Holme, No. 21 Hugo Street is situated to the West. The rear curtilage of the site adjoins the rear curtilage of Sunnyside, No. 20 Spencer Avenue to the South and No. 15 Hartington Street to the South-West. The Hugo Street highway runs adjacent to the proposed site on the North.

It is noted that a number of properties within the estate have been extended; however the established character of the original estate has been retained.

PROPOSAL

The proposed amendment to the approved plans involves the reconfiguration of some window and door openings on the ground floor to the rear and side of the dwellinghouse. The ground floor window on the rear wall of the building would have the cill taken down to floor level to create an opening for a set of French doors, to allow easier access to the rear garden. Also, the single door which serves the kitchen along the side wall of the outrigger would be replaced with a single full height window with a heritage/conservation style design. No further alterations have been proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0173 – Replacement windows and other external modifications.
Approved.

CONSULTATIONS

N/A

OFFICER COMMENTS

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.

This application seeks to confirm whether alterations to the approved plans for replacement windows and other external modifications would constitute a non-material amendment. The proposed alterations consist of the cill of the ground floor window on the rear wall of the building being taken down to floor level to create an opening for a set of French doors, as well as the single door which serves the kitchen along the side wall of the outrigger being replaced with a single full height window with a heritage/conservation style design. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendments, it is considered that the amendments would not materially alter from the approved development scheme. It is considered that there would not be a substantial difference between the already approved large window and proposed patio doors on the rear elevation of the dwelling. Furthermore, the addition of patio doors would create a better flow through the dwelling with easier access to the rear garden. Although the side door would be changed to a full height window, the window would maintain the same opening as the door, thus it would have no greater impact on the character of the dwelling or wider area. The neighbouring properties within closer proximity to the site would not be affected by the proposed alterations more than what has already been approved.

The proposed alterations are considered to be minor in nature and would not adversely affect the character or appearance of the dwellinghouse as approved. Thus, the character of the building and surrounding area would continue to be maintained despite the alterations to the approved development.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed

changes are not material. The design of the proposed window and door alterations would continue to reflect the character of the dwelling, street scene and conservation area in which it lies.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 06/10/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council