

DELEGATED DECISION REPORT

NMA/2022/0024
Valid 02/12/2022

359 THE HAVEN LEEK
ROAD
ENDON

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2022/0338 CHANGE OF
MATERIALS

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

The main issue relates to whether the proposed amendments to the approved scheme are non-material.

DESCRIPTION OF SITE

The site comprises a semi-detached brick and tile dwellinghouse and its associated curtilage, situated in the Brown Edge and Endon Ward. The site is within the Endon (The Village) Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Leek Road and backs onto a neighbouring dwelling on Embers Way and a neighbouring dwelling on Brookside Drive. No. 361 Leek Road lies to the North-East of the proposed site and Fair Mead, No. 357 Leek Road (the direct neighbour) is situated to the South-West. The rear curtilage of the site adjoins the rear curtilages of Moreton, No. 3 Embers Way to the North-East and No. 16 Brookside Drive to the North. The Leek Road highway runs adjacent to the proposed site on the South.

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

PROPOSAL

The proposed development consists of a change in the material used in the construction of the proposed porch from UPVC to timber. The proposed alterations to be made to the approved plans would be made as the clients wish to achieve a more aesthetically pleasing porch. No other alterations have been proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2000/0080 – Two storey side extension and conservatory to rear. Approved.
SMD/2022/0338 – Erection of front porch and rear single storey extension.
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 or not the change in the material used in the construction of the proposed porch from UPVC to timber would constitute a non-material amendment. The proposed reasoning behind this is to improve the aesthetic of the porch. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendment, it is considered that the amendment would not materially alter from the approved development scheme. If anything, it is considered that the use of timber would better reflect the character of the host dwelling than the use of UPVC. The use of a timber porch frame rather than UPVC is considered by the Council as an improvement to the appearance of the porch. The use of timber would be more aesthetically pleasing than the use of UPVC, in particular as the porch is on the visible principal elevation of the dwelling. The newly proposed porch would not change in any other way from the approved porch in terms of the size, scale or design, thus it would have no greater impact on the character of the dwelling or wider area. Both neighbouring properties within closer proximity to the site would not be negatively affected by the change.

The proposed alteration is 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 alteration to the approved development.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed changes are non-material. The proposed alteration from UPVC to timber in the use of the construction of the proposed porch would be an improvement to the design and aesthetic of the porch. It is believed that the proposed alteration to the approved plans would not constitute a material amendment and therefore it is recommended that the application is approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 23/12/2022

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council