DELEGATED DECISION REPORT

NMA/2023/0008 **Valid 12/04/2023**	**67 HEATH AVENUE** **CELLARHEAD**	**NON-MATERIAL AMENDMENT TO SMD/2022/0671** **(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 site comprises a detached brick and tile dwellinghouse and its associated curtilage, situated in the Cellarhead Ward. The site is within the Werrington Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development. The proposed site is enclosed by neighbouring dwellings comprising a section of Heath Avenue. No. 65 Heath Avenue lies to the west of the proposed site and No. 69 Heath Avenue is situated to the east. The rear curtilage of the site adjoins open greenbelt land to the North. The Heath Avenue 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 amendment to the approved plans consists of reducing the width of the rear single storey extension from 8600mm to 7200mm (on the side of the house closer to No. 69 Heath Avenue). Additionally, a large set of bifold doors would replace two sets of patio doors on the rear elevation of the extension. There have been no other alterations proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0671 – Rear single storey and side extension with new canopy. 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 a singular alteration to the approved plans for a proposed extension under the application SMD/2022/0671 would constitute a non-material amendment. This alteration consists of a reduction in the width of the approved single storey rear extension from 8600mm to 7200mm (on the side of the house closer to No. 69 Heath Avenue). Additionally, a large set of bifold doors would replace two sets of patio doors on the rear elevation of the extension. 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. Although the approved extension would be reduced by approximately 1.4 metres in width, this alteration would not be visible from the wider street scene. Furthermore, the replacement of the approved two sets of patio doors with a large set of bifold doors on the rear elevation of the extension would not have a detrimental visual impact on the dwelling. The newly proposed extension would not change in any other way from the approved extension, 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. If anything, the light amenity of the neighbours at No. 69 Heath Avenue would be further protected due to the larger amount of space being created between the extension and this neighbour.

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. Although the reduction in the width of the proposed extension by 1.4 metres would differ from what was approved under the original

application, it would not have a detrimental visual impact on the host dwelling or wider street scene. Furthermore, the alteration would not impact neighbour amenity any more than what has already been approved. Therefore it is recommended that the application is approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 09/05/2023

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council