DELEGATED DECISION REPORT

NMA/2023/0011 **Valid 04/05/2023**	**GORSEYDALE** **CHEDDLETON HEATH ROAD** **LEEK**	**NON MATERIAL AMENDEMNET RELATING TO SMD/2021/0764** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the countryside between Leekbrook to the north and Cheddleton to the south, outside of the defined development boundaries of the villages. It is not in the Green Belt. It comprises a bungalow which faces Cheddleton Heath Road to the north. There are neighbouring houses to the west and east sides of the current dwelling forming a long strip of spacious ribbon development. Open fields lie to the south but approval has been given for two new dwellinghouses to be built in the plot immediately to the south with an access shared with the bungalow.

PROPOSAL

This is a Non Material Amendment application. Full planning permission was granted last year for a replacement dwelling, a chalet-type dwelling with single-storey eaves and rooms in the roofspace. The applicant wants to make changes to the render finish of the approved dwelling which was approved to a mix of grey and bright white but now wants a consistent off-white finish for the whole dwelling.

The Council must decide if the alteration can be treated as a “Non Material Amendment” to the approved scheme in terms of whether or not the alteration has any significant additional impact on the character, appearance and amenities of the area and the surrounding environment in general. If it is considered to have 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.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0764: Full planning permission for the replacement dwelling. Approved in April 2022.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

Public Comments

None.

OFFICER COMMENTS

The change to the colour/shade of the approved render finish for the new dwelling would not lead to any additional harm to the appearance of the proposed dwelling or the character and appearance of the surrounding area and would be in keeping with the area which comprises dwellings with a mix of styles and materials, including off-white painted render. The amendment would also not harm residential amenity.

CONCLUSION

The proposed amendment will not cause any significant additional harm to the visual or residential amenities of the area and therefore can be treated as a Non Material Amendment to the previous approval and therefore the Non Material Amendment application can be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 7.6.23

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council