DELEGATED DECISION REPORT

NMA/2023/0015 **Valid 22/06/2023**	**STONEFIELD HOUSE** **TOMPKIN ROAD** **STANLEY**	**NON MATERIAL AMENDMENT RELATING TO SMD/2023/0109** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

Whether or not a proposed amendment to an approved extension can be treated as a Non Material Amendment in terms of the impacts on the visual and residential amenities of the area.

DESCRIPTION OF SITE

The site is in the small village of Stanley which is excluded from the surrounding Green Belt and comprises a large modern detached dwellinghouse which faces Tompkin Road to the north, the main road which runs through the village and which becomes a country lane to the east. There are other large detached dwellings to the west and east sides and older stone dwellings on the other side of the road to the north. Open land within the Green Belt lies to the rear (south). There is a footpath running along the west side boundary connecting the road to the countryside to the south. The site is adjacent to a Conservation Area. The boundary runs along the footpath and then cuts across the front garden of the site , close to the front boundary.

PROPOSAL

This is a Non Material Amendment application. Planning permission was granted for a scheme of extensions to the dwelling including a large flat-roofed single-storey rear extension. The applicant wants reduce the width of the extension by 0.5 metres so that it does not adjoin a side boundary stone wall. A covering letter with the application explains the following:

Rather than extending off the boundary wall, the proposed extension would now be set in from the boundary and the section of stone boundary wall rebuilt as shown on the plans. This is the only change sought to the approved plans and all other matters remain the same; the only change is a slight reduction in the size of the extension and the rebuilding of a section of stone wall.

There are no other alterations to the either the rear extension or the rest of the approved scheme of extensions.

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

Local Plan (Adopted Sep 2020)

DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Section 12 (Design Considerations).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0109: Previous approved scheme of extensions.

CONSULTATIONS

N/A

OFFICER COMMENTS

The proposed amendment involves a slight reduction in the width of the approved large rear extension. This will have no further impact on the visual or residential amenities of the area. If anything, this would amount to an improvement in that a longer section of traditional stone wall alongside the public footpath marking the boundary of the village Conservation Area to the west, would be retained and when viewing the side elevation of the house from the footpath or the road, the extension would be appear more subservient to the main house due to it being recessed away from the existing side elevation. This would also make the extension less prominent from the road. This would respect the character and appearance of the Conservation Area and the visual amenities of the area in general more than the previous scheme.

CONCLUSION / PLANNING BALANCE

The amendment to the extension is acceptable as it results in no additional impact on the visual or residential amenities of the area. It can therefore be treated as a Non Material Amendment and the application can therefore be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 20.7.23

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council