DELEGATED DECISION REPORT

NMA/2023/0016 **Valid 30/06/2023**	**TRAVELLERS REST LEEK ROAD LEEKBROOK**	**NON MATERIAL AMENDMENT RELATING TO SMD/2022/0464** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site comprises a former pub on the south-east side of Cheadle Road, (A520) in Leekbrook. The pub has been demolished and five bungalows are currently being built in the rear part of the site.

PROPOSAL

This is a Non Material Amendment planning application which seeks an amendment to a Reserved Matters approval, further revised under a 2022 Variation of Condition application, for nine new dwellings. The amendment is enlargement and re-siting of the detached garage building to the rear of the one of the frontage properties (Plot 9), moving it further to the rear (enlarging the garden area) and extending it from a double to a triple garage but with one of the garages allocated to one of the rear bungalows (Plot 1). An amended site plan has been submitted which shows the alteration and also an elevation and layout drawing of the amended garage building.

If approved, the drawings would replace the previous approved site plan and garage drawings.

The Council must decide if the alteration can be treated as a “Non Material Amendment” to the approved scheme in terms of whether it is material enough to lead to any impacts on the visual and residential amenities of the area, on the environment in general and on highway safety. If the proposed amendment to the approved plans is considered to have such a significant impact, the application would be refused and instead a new full planning application would be required to be submitted and would be subject to further consultation.

A revised application form was received which clarifies the previous planning approval which the applicant wants to amend, this being SMD 2022 0464, a revised Reserved Matters application and not SMD 2019 0048 which was the outline approval.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations
T1 – Sustainable Travel

NPPF (Revised July 2021)

Sections 9 (Sustainable Transport) and 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0048: Outline permission with details of access for nine dwellings.

SMD/2019/0378: Reserved Matters approval for the above.

SMD/2022/0464: Variation of Condition planning application in relation to Condition 1 of Reserved Matters approval SMD 2019 0378. Approved.

NMA/2023/0013: Application for a Non-Material Amendment in relation to application SMD/2019/0048. Modification of Proposed Site Access to include additional pavement. Approved.

CONSULTATIONS

Publicity

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

Public Comments

None.

OFFICER COMMENTS

Although the garage would be enlarged it would not be out of keeping with the other new buildings and triple garages are not out of character with the rest of the village. It would maintain the design and style of the previous approved buildings. There would be some loss of the shared landscaped open space but this would not significantly harm the character and appearance of the development and this area is not prominent from the existing roads and footpaths in the area. It would not conflict with the Council's Space About Dwellings SPG or Design Guide.

As a single storey structure it would not harm the residential amenities of the existing neighbours or the future occupants of the new dwellings.

The internal dimensions would not conflict with the local highways authority standards for garage sizes and there would also be maintained sufficient space for vehicles parked in the garage to turn and head to the main road in forward gear.

CONCLUSION

The amendment would not harm the visual or residential amenities of the area or highway safety. The amendment is acceptable and can therefore be treated as a Non Material Amendment to the design and layout of development approved under the most recent Reserved Matters approval, which was revised under approval SMD 2022 0464. Therefore this Non Material Amendment application can be approved and there is therefore no requirement for a further submission via a revised Reserved Matters approval or a full planning application.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 18.8.23

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council