DELEGATED DECISION REPORT

NMA/2023/0021 **Valid 18/08/2023**	**2 HILLSWOOD CLOSE** **ENDON**	**NON MATERIAL AMENDMENT RELATING TO SMD/2021/0838** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Design
- Neighbour amenity
- Whether the changes are non -material

DESCRIPTION OF SITE
2 Hillswood Close is a large 2 storey detached dwellinghouse, with single storey utility room, attached to the west elevation. There is a single dormer window on the front elevation servicing the first floor. The house is constructed of dark brown brick, with grey tile.

Permission for an extension was granted with SMD/2021/0838, which allowed the extension of the single storey utility and add another storey by way of additional accommodation in the roof space. The extension will be built out of dark brown brick, to match the existing dwelling with grey tiles on a gable roof to match the existing dwelling.

PROPOSAL
This NMA is for a Juliet balcony to be added to the gable end of that extension. The NMA also recognises that the proposed bi-folding doors have been removed from the ground floor of the gable end, and added to the rear elevation of the extension, and a window has been added to the gable end in their place.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)
SS1 Development Principles
SS2 Settlement Hierarchy
SS 8 Larger Villages Areas Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 –

Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2021/0838 – approved – about to start / underway

CONSULTATIONS

Whether publicity is required is addressed at PPG 005 Reference ID: 17a-005-20140306. The paragraph reads:

> As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.
>
> As by definition the changes sought will be non-material, consultation or publicity are unlikely to be to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2011.

Taking the above into account no publicity or consultation has been undertaken in this case.

OFFICER COMMENTS

Principle of Development
The principle of development is confirmed by the granting of SMD/2021/0838.

Design
It can readily be seen that the design appearance is not materially altered. It may also be considered that with regard to the window changes the proposals are of no design consequence and therefore of neutral effect.

Amenity

It is recognised that the bi-folding doors will face another property, however, the minimum distance required by the Council's SPD is 22 metres, and the actual distance has been measured at around 38 metres.

There would be no resulting new or changed implications for neighbour amenity given the Space About Dwellings separation distances noted above.

CONCLUSION / PLANNING BALANCE
From the above assessment it can be accepted that the changes proposed are non-material.

OFFICER RECOMMENDATION : Accept

Case Officer: Arne Swithenbank
Recommendation Date: 26.09.2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council