STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Louise Rogers
Orchard House/Pear Tree House
Abbotts Road
Leek
Staffordshire
ST13 6EZ

Application no: NMA/2023/0018

Determined on: 27/09/2023

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:
Orchard House and Pear Tree House Abbotts Road Leek Staffordshire ST13 6EZ

Description of Proposal:
Non Material amendment relating to SMD/2019/0573 - amend the front elevation of both dwellings from grey brick to grey cladding

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 01/09/2023 and plan accompanying the application numbered P182 - 203, for the following reasons:

- The proposed grey cladding on the visible principal elevation of the dwellings is not considered appropriate, as it would not be in character with the surrounding street scene. Grey cladding would be considered incongruous and inappropriate in the context of the development and surrounding area. Conditions attached to the permission specifically required the use of brick. The proposed replacement of grey brick with grey cladding is considered by the Council as a material alteration which would require planning permission.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. A solution cannot be provided which overcomes the material change. There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council