DELEGATED DECISION REPORT

NMA/2023/0022 **Valid 15/09/2023**	**BUTCHERS ARMS** **CHEADLE ROAD** **FORSBROOK**	**NON MATERIAL AMENDMENT RELATING TO SMD/2020/0197** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

The main issue relates to whether the proposed amendment to the approved scheme is non-material.

DESCRIPTION OF SITE

The site comprises an irregular shaped vacant plot of land that is located to the North of Cheadle Road, where the construction of three new dwellings has been approved under SMD/2020/0197, situated in the Forsbrook Ward. The site is within the Blythe Bridge Development Boundary, where the Staffordshire Moorlands Local Plan seeks to concentrate development.

The land formerly comprised a beer garden and children's play area associated with the adjacent public house. The land comprises a mix of hardstanding and grass that has become overgrown since its former use ceased. The land slopes downwards from East to West.

The proposed site is enclosed by neighbouring dwellings to the North and North-East. No. 2 East Bank Ride is situated to the North-East of the site and No. 1A East Bank Ride is located to the North. Butchers Arms, Cheadle Road sits to the West of the proposed site, as well as the Forsbrook 8 public right of way. The Cheadle Road highway runs adjacent to the proposed site on the South-East.

PROPOSAL

The proposed amendment to the approved plans consists of changing the window surrounds on all three dwellings from sandstone to solider course of Kassandra bricks on catnic style lintels, giving each window and door a delineating upper frame in brickwork. There have been no other alterations proposed.

This amendment has been proposed for the reason that sandstone surrounds stain and chip over time, reducing aesthetics of the development. They are difficult to clean once stained and require extensive and expensive replacement for future owners which is rarely ever completed. Kassandra multi bricks have been selected as an ultra-premium, high-quality brick similar to most redbrick buildings in the surrounding area. There will be no impact to the development from using a tried and

tested traditional brickwork style to form window and door openings. The customer is looking to protect the premium look of all three units over the lifetime of the development and believes that opting for this traditional brickwork method helps all three units fit in with similar properties on the road, none of which have sandstone surrounds.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2013/0082 – Partial demolition and building of single storey extension. Percon.
SMD/2020/0197 – Construction of 1no. 4 bedroom house and 2no. 3 bedroom houses. Approved.

CONSULTATIONS

N/A

OFFICER COMMENTS

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

This application seeks to confirm whether a singular alteration to the approved plans for the construction of 1no. 4 bedroom house and 2no. 3 bedroom houses under the application SMD/2020/0197 would constitute a non-material amendment. This alteration consists of changing the window surrounds on all three dwellings from sandstone to solider course of Kassandra bricks on catnic style lintels, giving each window and door a delineating upper frame in brickwork. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendment, it is considered that the amendment would not materially alter from the approved development scheme. The site sits off a modern cul-de-sac which is not in the conservation area, blanketed by a range of dwellings incorporating numerous different materials in their design such as brick, render, stone and timber cladding. Thus, there is not a strong sense of character amongst the street scene, due to the introduction of a wider range of external walling materials.

Notably, as mentioned by the applicants, the dwellings amongst the surrounding street scene do not have sandstone surrounds, thus the replacement with soldier courses of bricks would not hinder from the character of the wider area. Soldier courses of brick are a feature that have been introduced to the surrounding area, more specifically on Cheadle Road which sits to the rear of the site, so it is not considered that this would be an out of character alteration.

The proposed alteration is considered to be minor in nature and would not adversely affect the character and appearance of the dwellinghouses as approved. Thus, the character of the buildings and surrounding area would continue to be maintained as a result of the alteration to the approved development.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed changes are non-material. The use of Soldier brick course window surrounds rather than sandstone window surrounds would not have a detrimental visual impact on the host dwellings and wider street scene. It is considered by the Council that due to there being no strong sense of character to the modernly designed surrounding streetscape, the proposed amendment can be supported. Therefore it is recommended that the application is approved.

OFFICER RECOMMENDATION: APPROVAL

Case Officer: Hannah Hollins
Recommendation Date: 19/10/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council