DELEGATED DECISION REPORT

NMA/2023/0025 **Valid 29/09/2023**	**NETHERLEE NEW CLOSE AVENUE FORSBROOK**	**NON MATERIAL AMENDMENT RELATING TO SMD/2023/0123** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

The main issue relates to whether the proposed amendments to the approved scheme are non-material.

DESCRIPTION OF SITE

The application site is a detached suburban bungalow inside the development boundary for Forsbrook. The dwelling fronts on to the road but is behind a tall hedge. The rear of the site slopes down steeply and the rear of the property is at first floor level compared to ground level at the rear. The garden sloping down more so the rear of the property is significantly above the dwellings to the rear. The application site has off-road parking facilities.

The site is enclosed by neighbouring dwellings to the North-West, South-East and South-West. Hinton, New Close Avenue is situated North-West of the site and Mayfield, Portland Drive is located South-East of the site. The rear curtilage of the site adjoins the rear curtilages of No. 6 and No. 7 Meadow Close to the South-West. The New Close Avenue adjoins the North-Eastern facing front curtilage of the site.

The site is located on a road of considerable variation of dwelling types and design.

PROPOSAL

The proposed amendments to the approved plans consists of changing the windows to be flush fit in black UPVC, the front door to be oak and the roof tiles to be Redland plain concrete grey tiles. There have been no other alterations proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0123 – Internal alterations, installation of dormers and windows, raising the ridge height and creation of first floor. 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 number of alterations to the approved plans for internal alterations, installation of dormers and windows, raising the ridge height and creation of first floor under the application SMD/2023/0123 would constitute a non-material amendment. These alterations consist of changing the windows to be flush fit in black UPVC, the front door to be oak and the roof tiles to be Redland plain concrete grey tiles. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendments, it is considered that the amendments 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 of considerable variation of dwelling types and design. Thus, there is not a strong sense of character amongst the street scene.

Notably, grey roof tiles can be seen on a number of dwellings amongst the surrounding street scene, thus the Redland plain concrete tiles would not be considered to hinder from the character of the wider area. Due to the wide range of materials used for front doors in the area, it is considered that there is scope for an oak front door and that this amendment would be non-material. Similarly, as a variation of coloured windows can be seen amongst the street scene including brown, white and grey, it is clear that there is no specific colour character for windows. Thus, black windows are considered acceptable. Furthermore, as the site is set back from the highway and behind a substantial amount of mature soft landscaped boundary treatment, these alterations would not be prominent amongst the streetscape.

The proposed alterations are 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 alterations 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 Redland plain concrete grey roof tiles, flush fit windows in black UPVC and an oak front door would not have a detrimental visual impact on the host dwelling 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 amendments can be supported. Therefore it is recommended that the application is approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 10/11/2023

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council