

DELEGATED DECISION REPORT

NMA/2023/0031
Valid 08/11/2023

71A CELLARHEAD ROAD
CELLARHEAD

APPLICATION FOR A NON-MATERIAL AMENDMENT IN RELATION TO APPLICATION SMD/2023/0017
RE: ALTERATION TO ROOF DESIGN. PLANNING PERMISSION GIVEN FOR EXTENDING RIDGE AND PITCHED ROOF. CHANGE REQUESTED IS FOR A FLAT ROOF DESIGN WITH ROOF LANTERN OVER DINING ROOM

(NON MATERIAL AMENDMENTS)

MAIN ISSUES

The impact on the openness of the Green Belt.
The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site comprises a new-build detached brick and tile bungalow in the middle of a row of dwellings of similar design which face Cellarhead Road, the A52 to the north. The site is opposite Moorside High School to the north. Open land lies to the rear. The site is in the Green Belt.

PROPOSAL

This is a Non Material Amendment application to vary the roof design of a rear extension to the bungalow approved earlier this year under permission SMD/2023/0017. This permission approved a hipped a tiled roof for the extension which was in the form of the rearward continuation of the fully hipped roof of the main part of the dwelling. The extension spans the whole rear wall of the dwelling. The applicant wants to remove the pitched roof and install a flat roof with a glazed lantern over the dining room. The footprint would remain the same as that approved and also the fenestration and facing materials.

The Council must decide if the alterations can be treated as a "Non Material Amendment" to the approved scheme in terms of whether or not the alteration has

any significant additional impact on the character, appearance and amenities of the area and the surrounding environment in general. Such applications can be also used for slight variations to the wordings of approved planning conditions but this is not applicable to this particular application. If it is considered the change would have a significant impact, the application would be refused and a new full planning application or full Variation of Condition application would be required to be submitted for the alteration to the scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised July 2021)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2023/0017: Single-storey rear extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

OFFICER COMMENTS

The changes would reduce the size of the extension and the footprint would remain the same and so there is no additional impact on the openness of the Green Belt. Although pitched roofs on extensions are seen as preferable where the host dwelling has a pitched roof, in accordance with the Council's Design Guide, the proposed extension would not be easily seen from the road or public rights of way due to its location at the back of the bungalow. Its design would in any case not materially harm the character and appearance of the dwelling and flat-roofed additions are often seen on similar dwellings, often built under permitted development. Due to the removal of the upper bulk of the extension, the impact on the residential amenities of neighbours, by way of natural light restriction and dominance would also be less.

CONCLUSION

The proposed amendment will not cause any additional harm to the openness of the Green Belt or to the visual and residential amenities of the area or lead to any other environmental harms in relation to what was approved and therefore can be treated as a Non Material Amendment to the previous approval and therefore the Non Material Amendment application can be approved.

OFFICER RECOMMENDATION : APPROVAL

Case Officer: Chris Johnston

Recommendation Date: 15.12.23

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council