

DELEGATED DECISION REPORT

NMA/2024/0003
Valid 24/02/2024

31 HEATH AVENUE
CELLARHEAD

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2023/0459

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a two story hipped pitched roof detached dwelling finished in brown brick, dating from c.1930's. The property has a bay window on each storey, with hung tile finishing, and white uPVC windows and door, and a later addition in the form of a flat roofed side garage and conservatory, and porch at the front. The property is set back off the road with a driveway and front brick wall, and has a rear garden backing on to agricultural land.

Permission for an extension was granted with SMD/2023/0459, as described below.

PROPOSAL

SMD/2023/0459 granted permission to demolish the conservatory, and convert the garage into a habitable space for use as a bedroom/office and ensuite, and change the current flat roof on the garage to a new hipped lean-to design with a pitch over the front door, as well as single storey side and rear extensions and internal alterations. The proposed extension is to be smooth white rendered, with clay roof tiles and uPVC windows and doors to match existing.

The NMA seeks an increase to the size of the building and alterations to the design with the addition of a window above the front door. The NMA will increase the length of the proposal from 10 metres to 11.4 metres as the front door has been extended out slightly, as has the rear elevation of the proposed extension. The height and width of the extension would remain the same.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport
SS8 Larger Villages Area Strategy

National Planning Policy Framework

Paragraph(s) 1 -14, 47, 131, 135.

Section(s) 4 – Decision making, 12 – Achieving well designed and beautiful places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2023/0459 - Removal of existing conservatory, conversion of existing garage into bedroom/office and en-suite, side and rear extension and internal alterations. Change of flat roof on garage to new pitched roof. APPROVED.

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 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/2023/0459.

Design

The design will stay much the same, other than the additional window above the door, and the additional length of the extension. 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

The amendments would not have a greater impact on neighbour amenity, as the proposal does not introduce additional windows which would overlook other properties, but rather a window above the front door. The rear of the site backs onto agricultural land, and would not result in overlooking. Despite the increase in length of the extension there would be no breach of the 45 degree rule to the front or rear

Highway Safety

The NMA would have no greater impact on highway safety.

CONCLUSION / PLANNING BALANCE

From the above assessment it can be accepted that the changes proposed are nonmaterial.

OFFICER RECOMMENDATION : Accept.

Case Officer: Reuben Berriman

Recommendation Date: 25/03/2024

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Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council