

DELEGATED DECISION REPORT

NMA/2024/0008
Valid 09/05/2024

APPLE TREE COTTAGE
SUTHERLAND ROAD
LONGSDON

NON-MATERIAL AMENDMENT
RELATING TO SMD/2023/0471

(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 is a two storey detached redbrick faced dwellinghouse, built c.1985 with a detached redbrick faced garage with wooded lean-to. The garage is finished with a dual pitched clay tile roof, and the lean-to has a corrugated steel roof, and it sited approximately three metres away from the road. The garage has a brown aluminium door. Due to the site sloping downhill away from the road, and a heavily vegetated garden wall, the garage is at present only partially visible from the road. The site is situated within the Green Belt.

PROPOSAL

The proposed amendment to the approved plans involves the installation of 2 no windows within the loft, one on the front facing elevation i.e. facing highway (W110cm x H85cm) and the other on the rear facing elevation i.e. the garden (W110cm x H85cm). The alterations have been proposed to break up the brickwork and to provide more light to the loft / storage area of the outbuilding. No further alterations have been proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1985/0219 – Details of dwelling. Approved.

SMD/1985/0783 – Dwelling / bungalow. Approved.

SMD/2021/0740 – Proposed demolition of existing conservatory and extension to form larger living room at rear, rebuild of front porch and internal alterations. Approved.

SMD/2023/0471 – Demolition of existing brick garage and lean-to. Replacement with brick garage, relocated by approximately 3 metres. 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 an alteration to the approved plans for the demolition of an existing brick garage and lean-to and replacement with a brick garage, relocated by approximately 3m under the application SMD/2023/0471 would constitute a non-material amendment. This alteration consists of the installation of 2 no windows within the loft, one on the front facing elevation i.e. facing highway (W110cm x H85cm) and the other on the rear facing elevation i.e. garden (W110cm x H85cm). 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 addition of two small windows on the front and rear facing elevations of the garage would not have a detrimental visual impact on the site. Their smaller sizes would be in proportion with the size and design of the building, thus they would not create any kind of visually jarring solid to void ratio. Furthermore, the window on the front facing elevation would only look onto a substantial amount of mature soft landscaped boundary treatment comprising the front boundary of neighbours across the road, whilst the rear window would look onto their own garden. Thus, privacy amenity would not be impacted as a result of the proposed window additions.

The proposed alterations are considered to be minor in nature and would not adversely affect the character or appearance of the development as approved. Thus, the character of the building and surrounding area would continue to be maintained despite the alterations to the approved development.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed change is non-material. The amendments would not have a detrimental visual impact on the approved development site or wider street scene. Furthermore, the alterations would not impact neighbour amenity any more than what has already been approved. Therefore it is recommended that the application is approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 06/06/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council