

DELEGATED DECISION REPORT

NMA/2024/0013
Valid 17/05/2024

BUTCHERS ARMS
CHEADLE ROAD
FORSBROOK

APPLICATION FOR A NON-MATERIAL AMENDMENT - THIS APPLICATION IS TO ALTER A PROPOSED FINISHING MATERIAL FOR PLANNING APPLICATION REFERENCE NUMBER SMD/2020/0197. THE PREVIOUS DOCUMENT "FACING AND SURFACING MATERIALS CONDITION 3 ASQST15001" SPECIFIED DREADNOUGHT SLATE GREY ROOF TILES WHICH CAN BE SEEN IN FIGURE 1. WE REQUEST APPROVAL AND PERMISSION FROM STAFFORDSHIRE MOORLANDS COUNCIL TO SWAP TO GEMINI SLATE GREY ROOF TILES.

**(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

- Whether the amendment to the approved scheme is non-material.
- Design.

DESCRIPTION OF SITE

The application site comprises an irregular shaped vacant plot of land that is located to the north of Cheadle Road, within the village of Forsbrook. 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. Trees have self-seeded within the plot whilst 3no. unprotected mature trees are located adjacent to the western boundary of the site. The land slopes downwards from east to west.

To the west/southwest of the application site is the Butchers Arms public house and its car park. To the north (rear) is a detached bungalow that fronts onto East Bank Ride (No. 1A) that was constructed in the 1980s as an infill development. To the east

of the application site is a pair of semi-detached dormer bungalows that front onto East Bank Ride (No. 2 & 4), and to the south is Cheadle Road.

PROPOSAL

The proposal seeks to swap from clay Dreadnought slate grey roof tiles to concrete Gemini slate grey roof tiles.

This is an amendment to application SMD/2020/0197, which was full planning permission for the erection of 1no. 4-bedroom dwellinghouse and 2no. 3 bedroom dwellinghouses.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted 2020)

SS1 Development Principles
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

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
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- DOC/2023/0075. DESCRIPTION: Discharge of Conditions 3, 4, 5, 6, 7, 8, 9, 10, 12, 15 and 20 of SMD/2020/0197. DECISION: DIS-APP
- NMA/2023/0022. DESCRIPTION: Non material amendment relating to SMD/2020/0197, changing the window surrounds on all three dwellings from sandstone to solidier course of Kassandra bricks on Catnic style lintels. DECISION: NMA-APP
- SMD/2013/0082. (OLD REFERENCE: 13/00065/FUL). DESCRIPTION: Partial demolition and building of single storey extension. DECISION: PERCON
- SMD/2020/0197. DESCRIPTION: Construction of 2no. 2 bedroom houses and 2no. 3 bedroom houses. DECISION: APPROVED

CONSULTATIONS

Publicity

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

The principle of development is confirmed by the granting of SMD/2020/0197.

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 Dreadnought slate grey roof tiles to Gemini slate grey roof tiles. Gemini tiles have been designed to mimic clay tiles.

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, but notably all with concrete roof tiles. Thus, there is not a strong sense of character amongst the street scene, due to the wide use of concrete roof tiles.

The adjacent public house and properties on the opposite side of Cheadle Road do have clay roof tiles, however the site layout encourages the proposed development to be read in the context of the modern cul-de-sac, rather than the properties along Cheadle Road. Therefore, 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 Gemini slate grey roof tiles rather than Dreadnought slate grey roof tiles 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 contemporarily designed surrounding streetscape, the proposed amendment can be supported. Therefore it is recommended that the application is approved.

OFFICER RECOMMENDATION : **Approve.**

Case Officer: Reuben Berriman

Recommendation Date: 14/06/2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council