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Application no: NMA/2024/0016

Determined on: 15/07/2024

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

REFUSAL

Location of Development:

Orchard Lea Clewloes Bank Stockton Brook Staffordshire ST9 9LN

Description of Proposal:

Application for a Non-Material Amendment in relation to application SMD/2023/0427
Alter the garage to a single garage with a covered timber frame carport. Additional window added to the gable-end.

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 17/06/2024 and plans accompanying the application numbered 4783 03-00, 4783 03-01B and 4783 03-03B, for the following reasons:

- The addition of a car port to the side of the single garage outbuilding would add size and massing onto the building, making it materially larger than the original car port at the site. Notably, a double garage was initially proposed under SMD/2023/0427, which needed to be reduced in size for the same reason. The addition of a car port to the single storey garage is considered to be a substantial visual alteration to the approved scheme, thus it is considered a material alteration.

Informative

There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council