

DELEGATED DECISION REPORT

NMA/2024/0012
Valid 16/05/2024

HIGHFIELD
CHAPEL LANE
THREAPWOOD
CHEADLE

**NON-MATERIAL AMENDMENT
IN RELATION TO
APPLICATION SMD/2022/0552
MINOR AMENDMENT TO
ALTER THE TIMBER FRAMED
EXTENSION TO A BRICK
BUILT EXTENSION.**

**(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

- Whether the design changes are non-material

DESCRIPTION OF SITE

Detached brick-built bungalow in generous rural plot. Originally on a T plan layout with a conservatory infill to one wing of the T. SMD/2022/0552 consented replacement of the conservatory with a timber framed pitched roof structure and infilling to the opposite corner wing of the T with a single storey pitched roof brick structure. A short driveway lane links the dwelling to the highway – the unclassified single track D1361.

PROPOSAL

That the timber framed rear corner infill be altered to one in brick.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2023)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 6 – Building a strong and competitive economy; 7 – Ensuring the vitality of town centres; 8 Promoting healthy and safe communities; 11 – Making effective use of land; 12 – Achieving well designed places and beautiful places; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

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

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide SPD adopted 21st February 2018

Local Plan Supporting Evidence Documents:

- Landscape and Settlement Character Assessment (2008)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2022/0552 – proposed single storey extensions – 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

Principle of Development

The acceptability of the development in principle is confirmed by the grant of consent under SMD/2022/0552.

Design

The NMA design differs from that approved in that the main characteristic would become that of a brick structure. Both schemes have a traditional-style tile roof. The side elevation, which is the one with potential to be partially glimpsed in approaches from the road and certainly on reaching the dwelling once within the property curtilage, would be given a more conventional window arrangement of one horizontal three-pane window at more-or-less standard cill height and one vertical door-sized glazed opening. This is fully in keeping with the property generally. Arguably it relates more suitably than the approved scheme which involved full height glazed sections across the full length of the extended elevation – though it is to be borne in mind the proposal replaced an existing conservatory and was consistent with that.

The rear elevation of this corner in-fill extension retains similar fenestration to that of the original approved scheme but would be pleasingly anchored within a brick framing border structure. Again the design is arguably now better related to the parent building and certainly there is no material diminution of the design.

Amenity

No new or additional conflicts of amenity or privacy arise, it originally having been noted that, given the Space About Dwellings separation distances available, the scheme was acceptable. The nearest neighbour, Dale Cott., is some 25m to 30m to the south.

CONCLUSION / PLANNING BALANCE

There are no material changes from the approved scheme. The changes are ones of design appearance and materials finish and in both respects the NMA proposed can be seen to improve the overall design.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank

Recommendation Date: 13.09.2024

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council