

DELEGATED DECISION REPORT

NMA/2024/0034
Valid 17/12/2024

MANOR HOUSE TOWN END
ROAD
FOXT

PROPOSAL NON-MATERIAL
AMENDMENT IN RELATION
TO SMD/2024/0279

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether the proposed amendments to the approved scheme are non-material.

DESCRIPTION OF SITE

The application relates to a garage and coach house associated with a detached 18th C brick built dwelling located within the village of Foxt towards the northern boundary of the Conservation area.

The former coach house is a large gable stone building that sits at a right angle from Town End Road and forward of the dwelling. The building features two large openings on the north elevation used for housing horse-drawn carriages and two east and west, there are small openings that sit above the eaves of the building that is part of its charm and heritage. At the time of visit, scaffolding was up and new black Upvc windows were installed.

The natural level of the garden is higher than the land to the front of the building. As such, part of the coach house is sunk below the garden.

The garage is a dilapidated stone building with no roof. It sits at a right angle from Town End Road parallel with the coach house. There are no hardstanding to the front of the building it does not appear fit for purpose for use in its current state.

PROPOSAL

Amendment to the approved plans to both the coach house and garage.

Works include-

- Full height window in northern elevation of coach house to be changed to bifold doors.
- Bifold and aluminium windows to be black for both the coach house and the garage.
- New pedestrian door in coach house to be stable style door with glazed aperture in top opening painted Umbra Grey RAL 7022 instead of a vertically boarded timber door.
- All timber windows for both the coach house and the garage to be painted charcoal grey.

SITE HISTORY

SMD/2024/0261 Proposed Single Storey Side Extension to Dwelling, Alterations and Replacement Windows. Approved.

SMD/2024/0279 External Alterations and Works to Garage and Coach House. Approved

CONSULTATIONS

There is no statutory requirement to consult on an NMA application

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 alterations to both the coach house and garage, notably the colour of the fenestrations and changes of the openings of the window door.

Taking the first change, the large windows on the north elevation serving the pottery studio will be replaced for bi-fold openings. The scale and height of the windows will remain the same and therefore, would not change the visual appearance than what has been approved.

The applicant intends to change the large windows and aluminium windows of the coach house from the approved Olive Grey RAL 7002 to Black. For reference, olive grey looks like this-



The change to black will undoubtedly make the fenestrations starker and modern against this period building. However, the olive grey colour is not a traditional colour and is also dark toned. Therefore, the colour change would not be significantly drastic to be considered a material change.

In addition, the smaller windows had already been changed to black when the case officer visited the site when she assessed the original application. It did not appear to not detract from the setting of the Conservation Area. Therefore, the overall change to black fenestration would not appear as a material amendment.

The applicant proposes a stable style door with glazed aperture in Umbra Grey RAL 7022 instead of a vertically boarded timber door. The colour looks like this-

This element located to the east elevation and is not visible from the public street-scene. While a vertical boarded timber door is desirable, the style of the door would still complement the period building and the grey would appear in keeping with the black fenestration. It is not considered as a material change.



Lastly, all timber windows for both the coach house and the garage are to be painted charcoal grey. As noted earlier, a darker colour change from the approved Olive Grey would not be drastic to warrant consideration as a material change.

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

In conclusion, it is considered that within the context of the application, the proposed changes are non-material. The amendments would not have a detrimental visual impact on the approved development site. Therefore it is recommended that the application is approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Li

Recommendation Date: 24/02/25

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council