

DELEGATED DECISION REPORT

NMA/2025/0008
Valid 02/04/2025

HALSTEAD
MAIN ROAD
HOLLINGTON

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2018/0095

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Design appearance – relationship to street scene
- Some changes to distribution of material finishes
- Listed Building nearby
- Confusion in north arrow compass points for the original permission

DESCRIPTION OF SITE

As set out under SMD/2018/0095 – rural main road frontage with loosely spaced neighbouring developments including Grade II Listed Hollington House some 40m to the east. The Star Inn PH is diagonally opposite. A Public Footpath ROW leads north from the road along the west edge of the application property.

The approved drawing from 25th April 2018 is 01 Rev D. The scheme is described in the 2018 approval notice as 'Demolition of existing double garage and workshop. Construction of double garage with workshop above'.

There was then an NMA/2018/0022 which approved drawing MW-01. That amendment sought to include a third dormer to the front elevation of the building, bringing the total to three rather than two, it also proposed three skylight windows to the rear roof slope. Compass point labelling was also corrected. Changes to the distribution of the two materials – timber cladding and stone – as seen in the current (2025) NMA were also accepted under NMA/2018/0022.

PROPOSAL

The changes involve a switch round of the end elevation details so that the first approved north gable elevation details are swapped to the south – road-facing – elevation. During the assessment it was found that the north and south labelling on the elevation drawings was incorrect and a revised drawing has been received (FAD-64-01 rev A).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

SS1 Development Principles
SS2 Settlement Hierarchy
SS9 Smaller Villages Area Strategy
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
NE1 Biodiversity and Geological Resources
NE2 Trees, Woodland and Hedgerows
T1 Development and Sustainable Transport

National Planning Policy Framework (Dec 2024)

Paragraph(s) 1 – 14;

Section(s) 4 – Decision making; 8 – Promoting healthy and safe communities; 9 – Promoting sustainable transport; 11 – Making effective use of land; 12 – Achieving well designed 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/2018/0095 – Demolition of existing double garage and workshop. Construction of double garage with workshop above – approved and commenced

NMA/2018/0022 – as noted under site description section above – approved

[to the main house]

01/00631/FUL – Removal of agricultural occupancy condition – approved

02/01308/FUL – Front dormer windows – 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 – though the fact of the application will have appeared on the Council's web pages for applications received.

OFFICER COMMENTS

Principle of Development

The acceptability of the development in principle is confirmed by the grant of consent under SMD/2018/0095.

The Government's Planning Practice Guidance (PPG) states:

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.

Wording in the above referenced legislation (96A) says:

In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission [or permission in principle] as originally granted.

The legislation at s.96A sub-section 3 includes the power:

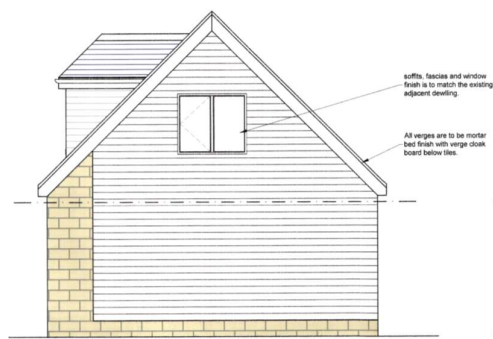
- (a) to impose new conditions;
- (b) to remove or alter existing conditions.

The PPG says:

This procedure, which has no consultation requirements and minimal notification requirements, cannot be used to make a material amendment.

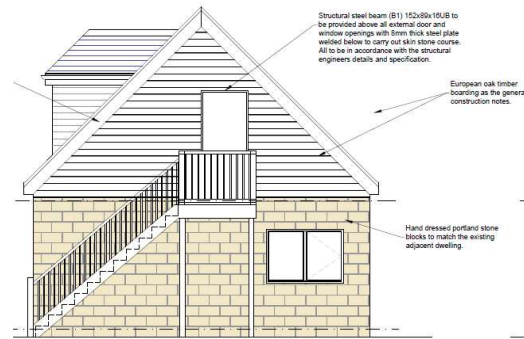
Design

The main additional design change is the proposed placing of an external stair case on the south gable which has some visibility from the roadside. In the approved scheme this would be on the north gable. Fig. 1 below shows the approved south gable and Fig. 2 shows the current proposed amendment. File photo 0986 reproduced below at Fig.3 shows how the development is likely to relate in public views from the roadside.



SOUTH ELEVATION SCALE 1:50

Fig. 1 approved



SOUTH ELEVATION SCALE 1:50

Fig. 2 proposed



Fig. 3 (May 2025)

Noting that the development is set somewhat forward by about 10m from the front alignment of the 'parent' dwelling which itself is some 20m back from the road wall/ hedge boundary, the development will have visibility from about eaves level upwards as seen from the public road. The main consequence of the proposed change is that to the extent the gable may be noticed from the roadside it is likely to appear more 'cluttered' due to the external staircase with its landing platform and railings along with a door. Under the most recent last-agreed NMA/2018/0022 there would simply have been a window (as shown in Fig.1 above). The support stanchions to the platform are unlikely to be visible due to the boundary hedge along the wall top to the roadside. In more angled views there will also be screening effects from mature frontage trees.

Materials and surface finish for the staircase were described as 'hardwood treated stairs in the original approved drawing 01/rev D. In the 2018 NMA and in the latest plan now accompanying this NMA the staircase is specified as follows:

To first floor, provide external access staircase and landing. Staircase is to be 1200mm wide overall and galvanised finish to steelwork. Stair treads are to be in chequer plate. Provide contrasting anti slip nosings and closed backs to the stair treads. Handrails to be provided to both side of staircase with galvanised guardrails provided to a min' height of 900mm above stair pitch line and 1100mm above landings. European oak timber handrails and main balustrade posts. Spindles are to be square profile polyester powder coated steel in colour black to clients choice.

In the first approved scheme the door was to be half glazed and no variation to this has been put forward in the later revisions.

Despite some reservations about the changes in the scheme's appearance it seems on balance reasonable to conclude that the changes are non-material given the degree of screening from the boundary roadside hedge and the mature trees. Although leaf covering is likely to be thinner in winter it is noted that some of the hedging comprises evergreen laurel which will maintain its contribution year-round.

Heritage

For completeness it must be noted that Grade II Listed Hollington House stands at about 40m away. However due to moderately dense intervening trees there is judged to be little or no public intervisibility between this and the development (see eg file photo 0992). The changes as a result of the NMA will be neutral in terms of any impact on the setting of the Listed Building.

Amenity

It is noted that the applicant gives as their reason for the changes as being "To prevent being overlooked in the main residence" – presumably from the staircase towards gable end windows of the house. There is now the potential for some increased overlooking towards the Star Inn opposite but this is at some 20m plus in separation and does not directly face the scheme. This distance, the layout and the intervening trees would make it unlikely there could be any loss of privacy or sense of intrusion for occupiers of the Starr Inn.

CONCLUSION / PLANNING BALANCE

In consideration of all of the above these proposed changes can be accepted as being non-material.

OFFICER RECOMMENDATION : Agree NMA

Case Officer: Arne Swithenbank

Recommendation Date: 21.05.2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council