

DELEGATED DECISION REPORT

NMA/2025/0013
Valid 04/06/2025

7 CHURCH LANE
CHECKLEY

NON MATERIAL AMENDMENT
RELATING TO SMD/2023/0181

(NON MATERIAL AMENDMENTS)

MAIN ISSUES

- Non-material amendment application, therefore consideration is given to whether or not the change is material in the context of the overall extant planning consent (reference SMD/2023/0181).

DESCRIPTION OF SITE

A large, detached dwelling sat within generously sized grounds to the east of St Mary's Church. The application property has previously been extended, it benefits from outdoor amenity space and off-road parking/turning space, and a detached garage. The property is elevated from the road.

The site is within a 'Smaller Village' and the Checkley Conservation Area. The adjacent church is Grade 1 Listed, whilst the churchyard wall and gates are Grade 2 listed.

The approved scheme (SMD/2023/0181) has been implemented.

PROPOSAL

A non-material amendment application for the addition of a first floor side window to enable the formation of an ensuite to serve bedroom number 4. The construction of an open-side, canopy porch to cover an approved external door.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS9	Smaller Villages Area Strategy
SS10	Other Rural Areas Strategy
DC1	Design Considerations
DC2	The Historic Environment
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

National Planning Policy Framework

Including sections;

2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
9. Promoting sustainable transport
12. Achieving well-designed places

16. Conserving and enhancing the historic environment

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

Checkley Parish Neighbourhood Development Plan

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- | | |
|-----------------|--|
| - SMD/2023/0181 | Proposed Kitchen Extension with bedroom over. Approved. |
| - SMD/2019/0103 | Proposed Kitchen Extension with Bedroom Over. Approved. |
| - 04/00214/FUL | Single storey rear extension and erection of garage. Approved. |
| - 03/00250/FUL | Two storey extension. Approved. |
| - 94/00490/OLD | Installation of hand rail to ramp. Refused. |
| - 93/00718/OLD | Change of use from outbuilding to sub post office. Approved. |
| - 88/00409/OLD | Construction of vehicular access and garage. Approved |

CONSULTATIONS

Publicity

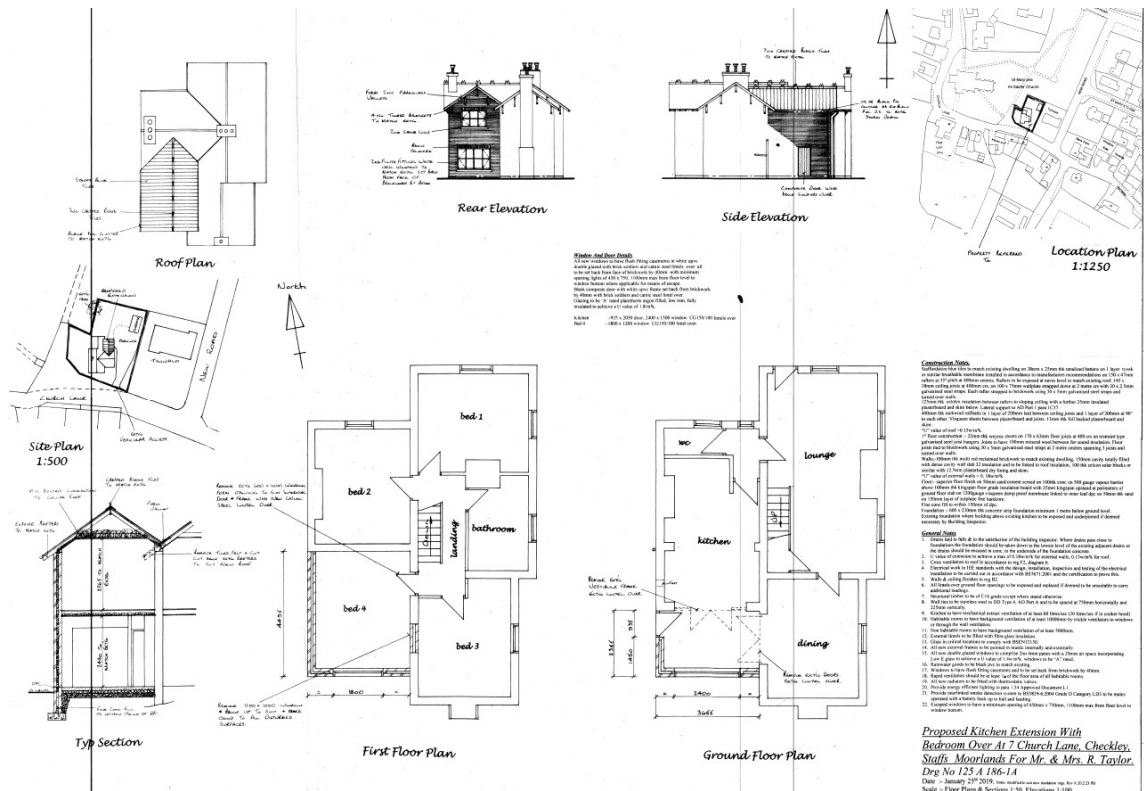
Whether publicity is required is addressed at PPG 005 Reference ID: 17a-005-20140306. The paragraph reads: 'As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 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.

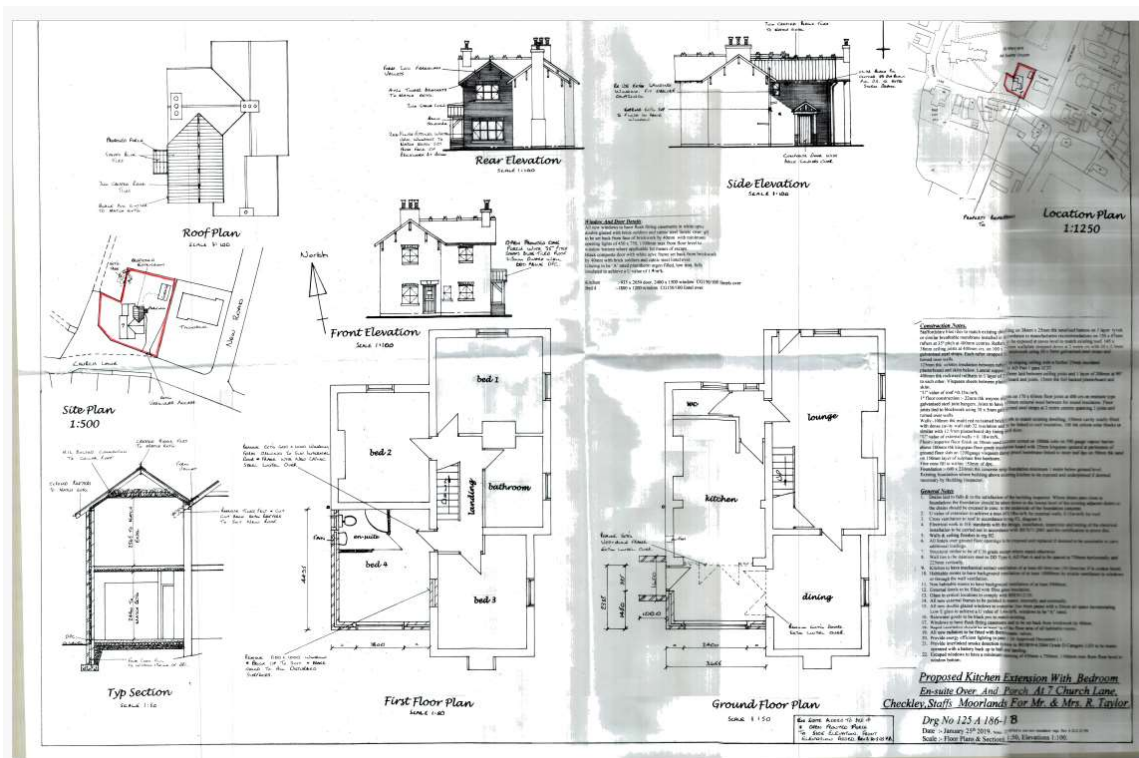
Although publicity is not required, in the interests of transparency, the Parish Council have been notified however no response has been received.

OFFICER COMMENTS

Permission has already been approved for a ground floor kitchen extension and bedroom at first floor level. Works have commenced on site. The approved plans are shown as follows.



The proposed plan (the subject of this NMA application) is shown below.



The difference is the formation of an ensuite to serve bedroom 4, a small window to serve the ensuite, and the addition of an open-sided, pitched roof porch.

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.

Other than this submission, there have been no applications for amendments to approved scheme reference SMD/2023/0181. There are no concerns regarding the addition of the first floor side window. The window will serve an ensuite only and does not raise any design concerns (in terms of impact upon the appearance of the approved extension), or adverse neighbour amenity impact issues. The addition of the ensuite is of no concern, the internal change does not impact upon the external appearance of the extension in any way other than the window sought via this application. The porch addition is the largest element of the scheme, however there are no design, visual impact or neighbour amenity concerns. The porch will be set well within the site and viewed in the context of the extension already approved. The presence of the porch will not detract from the fact that the implemented consent is for a two-storey development, the porch is not a stand-alone feature, rather it forms part of the rear extension proposal, simply adding a small and well-designed feature outside of an existing approved doorway. When viewed in the context of the approved development, the porch and small window would not result in a material change. There would be minimal visual impact beyond the application site.

CONCLUSION / PLANNING BALANCE

It is recommended that the application is approved as the proposal is considered non-material.

OFFICER RECOMMENDATION : Approve.

Case Officer: Lisa Jackson

Recommendation Date: 01.07.2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council