

DELEGATED DECISION REPORT

NMA/2025/0012
Valid 27/05/2025

12 PARK AVENUE
CHEADLE

NON MATERIAL AMENDMENT
RELATING TO SMD/2020/0150

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site is within the Development Boundary of Cheadle and lies a short distance to the south of the town centre. It comprises a two-storey semi-detached dwelling one of a row of similar dwellings which face Park Avenue to the north and there are also dwellings on the opposite side of the road. To the rear (south) lies a sports ground.

PROPOSAL

This is a Non Material Amendment application to house extension scheme, granted planning permission in 2020 (SMD/2020/0150). The approved works comprise a two-storey side and rear extension, single-storey rear extension and a front porch. Works have commenced but the applicant wants to make a number of changes comprising the following:

- Repositioning of a rear external door slightly further along the rear wall and replacement with a wider rear window on the two-storey extension
- The narrowing of rear bi-folds/patio doors on the single-storey extension
- The replacement of a small ground floor side window with three high level windows on the two-storey extension
- The narrowing of a small front ground floor window on the two-storey extension
- The narrowing of a front first-floor window on the two-storey extension
- The addition of a canopy roof over an existing ground floor front bay window, which would connect to the porch roof
- The replacement of the existing wall render on the front elevation

The Council must decide if the alterations can be treated as a "Non Material Amendment" to the approved scheme in terms of whether or not the alteration has any significant additional impact on the character, appearance and amenities of the area and the surrounding environment in general. Such applications can be also used for slight variations to the wordings of approved planning conditions but this is not applicable to this particular application. If it is considered the change would have a significant impact, the application would be refused and a new full planning application or full Variation of Condition application would be required to be submitted for the alteration to the scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

DC1 – Design Considerations

NPPF (Revised December 2024)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2020/0150: Playroom, WC, utility & walkway with bedroom en-suite / dressing room over, rear extension to form larger kitchen & front porch. Approved 03/07/2020.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None.

OFFICER COMMENTS

The works would not lead to any further significant enlargement of the dwelling. Only the addition of a canopy roof over an existing front bay window would be classed as a further “extension”. The works involve mainly changes to windows and doors and a number of windows would be reduced in size. The only additional windows would be at ground floor level to the side of the two-storey extension. These would directly face the side of an adjacent dwelling but are high level and serve only a walkway to gain access from the front of the property to the back garden. The changes would not deteriorate the appearance of the extensions or the dwellings. They would also not lead to any significant impacts on the neighbours in terms of privacy of light provision.

The changes to the approved plans can therefore be treated as a Non Material Amendment to the planning permission and therefore the Non Material Amendment application can be approved and there is no requirement for any further planning applications.

CONCLUSION

The proposed amendments will not cause any additional harm to the visual and residential amenities of the area or lead to any other environmental harms in relation

to what has already been approved and therefore can be treated as a Non Material Amendment to the previous permission and therefore the Non Material Amendment application can be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 7.7.25

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council