

## DELEGATED DECISION REPORT

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NMA/2024/0031  
Valid 09/12/2024

112 DRAYCOTT ROAD  
UPPER TEAN

NON-MATERIAL AMENDMENT  
IN RELATION TO  
APPLICATION SMD/2022/0491  
- SMALL INCREASE IN WIDTH  
TO THE STRUCTURE (0.4M)

(NON MATERIAL  
AMENDMENTS)

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### MAIN ISSUES

The impact on the character and appearance of the area.

### DESCRIPTION OF SITE

The site lies a short distance to the west of Upper Tean and is in the open countryside. It comprises a modern detached bungalow on the north side of Draycott Road. There is a new-build dwelling immediately to the east and a childrens nursery to the north. Access to the site is via a shared access off Draycott Road which leads to two driveways, one leading to a parking area next to the bungalow on site. The land on the opposite side of the road to the south is open. The site is not in the Green Belt.

### PROPOSAL

This is a Non Material Amendment application to extend a long detached garage/car port building which was approved under planning permission SMD/2022/0491, which would be placed with its back wall alongside the road-side boundary hedge and the vehicle openings facing the parking area to the north. The building would also have solar panels on a mono-pitch roof with the slope facing the road to the south. The approved width of the building is 14.0 metres (and with a depth of 5.5m). The applicant wishes to extend the width by 0.4m towards the east, into a grass/garden area to the south of the dwelling. The reason for this is stated in the application form as follows:

*"1. It has since come to light, that solar panels need to be fitted 0.2m from the edge of the roof (MCS Approval), so by increasing the width of the building, it allows the size of the solar PV array to remain at least as good as proposed.*

*2. New cars are increasing in width year on year, so by increasing the width of the carport element, it allows the building to be more future-proof to accommodate larger vehicles in the future."*

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 July 2021)**

Sections 12 (Design).

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2022/0491: Planning permission for the detached garage/car port outbuilding with solar panels on the roof.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

### **Public Comments**

None.

## **OFFICER COMMENTS**

It is considered that in relation to the size of the outbuilding approved, the extension is relatively very minor and would not have a significant additional impact on the character and appearance of the area. It would extend development towards the dwelling and not towards the open parts of the landscape to the west or south. It would not have a materially greater impact on the environment in general or lead to any other forms of harm.

The change 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.

**OFFICER RECOMMENDATION :    APPROVE**

**Case Officer: Chris Johnston**  
**Recommendation Date: 7.2.25**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**