

Mr Hammond
37 Heath Avenue
Werrington
Staffordshire
ST9 0HT

Application no: NMA/2025/0021

Determined on: 21/11/2025

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

37 Heath Avenue Cellarhead Staffordshire ST9 0HT

Description of Proposal:

Non material amendment relating to SMD/2025/0096 -Change in design and orientation of the roof.

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 02/09/2025 and plans accompanying the application numbered 'Proposed Elevations Rev. B' and 'Existing and Proposed Floor Plans, Site and Block Plan Rev. B', for the following reason:

1. The change in the design and height of the proposed side extension roof form is considered a material alteration to the approved scheme. The visual impact of the proposed roof form from a hipped to a gable roof form would not be characteristic of the host dwelling or wider street scene, where hipped roofs comprise the prevailing character.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 39 of the National Planning Policy Framework. The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. A solution has not been suggested which overcomes the material change. There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council