

DELEGATED DECISION REPORT

NMA/2025/0029
Valid 11/11/2025

THE OLD POST OFFICE
TOWN END LANE
SWINSCOE

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2025/0267

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

The impact on the character and appearance of the area.

DESCRIPTION OF SITE

The site comprises a traditional stone detached farmhouse in the village/hamlet of Swinscoe. It is on the south-west side of the A52 road (Swinscoe Hill) and on the north-west side of Town End Lane (a country lane) which also provides the access to the dwelling and parking area for the house. Open land lies to the north-west, north-east and south-west. There are nearby dwellings to the other side of the lane to the south-east.

PROPOSAL

This is a Non Material Amendment application to vary Condition 4 of a planning permission for extensions to the dwelling (SMD/2025/0267). The condition states the following:

4. All new windows and external doors shall be painted timber with a colour to match the windows and external doors of the existing dwelling.

Reason:-

In the interests of the character and appearance of the area.

The reason the condition was added was because the application forms for the above permission stated the existing windows were timber and it was considered due to the traditional character and appearance of the dwelling and in the interests of the rural character and appearance of the area, the proposed windows and doors of the approved extension should also be timber to match.

Following the grant of permission, the applicant informed the Council that the existing windows and doors of the current house are uPVC and that the applicants wanted the new doors and windows of the proposed approved extension to match the existing and therefore request the Condition be varied to require the new windows and doors of the extension to match the existing rather than them have timber materials.

This is the purpose of this Non Material Amendment application.

A Non Material Amendment application can be used for non-material amendments to the wording of planning conditions on planning permission Decision Notices.

The Council must decide if the amendment can be treated as a “Non Material Amendment” to the approved scheme in terms of whether or not the alteration to the proposed scheme (the change in window materials required) would be acceptable in character and appearance terms.

If it is considered that the impacts of the amendment would be significant (result in a degree of harm) or that further consultation is required, then the Council would not consider the amendment to be non-material and would refuse the application and therefore a new full householder planning application or Variation of Condition application would need to be submitted for the amendment.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffs Moorlands Local Plan (adopted September 2020)

SS10 – Other Rural Areas Strategy
DC1 – Design Considerations

NPPF (Revised December 2024)

Sections 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2025/0267: Extensions to dwelling. Approved 19.9.25.

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

OFFICER COMMENTS

The dwelling is a traditional stone farmhouse in keeping with the rural qualities of the area. Although it is not listed or in a Conservation Area, timber windows are preferred as they are more in keeping with the traditional and rural character and appearance of the area. The condition was applied as the application forms stated at the time the planning application was submitted that the existing windows and doors were timber. However, they are uPVC. I therefore consider on this basis to require the new doors and windows to be timber and not matching the existing windows of the house would be unreasonable particularly as the dwelling is not listed or in a Conservation Area and may appear as an incongruous mis-match which would not benefit the character and appearance of the area. A condition which would instead require the new

windows to match the existing in terms of material/type, colour and texture, as applied for under this NMA application, would be reasonable and achieve an overall design and appearance of extension which would harmonise with the house.

Therefore the amendment to the proposal would not lead to any significant impacts and therefore the variation to Condition 4 of the planning permission should be approved.

CONCLUSION

The proposed amendment is minor in nature will not have any impact on the character and appearance of the area or the environment in general and therefore can be treated as a Non Material Amendment to the planning permission and therefore the Non Material Amendment application can be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston

Recommendation Date: 12.12.25

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council