

DELEGATED DECISION REPORT

NMA/2026/0001
Valid 18/02/2026

LAND ADJACENT 32
GODLEY LANE
DILHORNE

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2023/0387 - MINOR
AMENDMENT TO DESIGN OF
FRONT AND SIDE ELAVATION
, ADDITIONAL ROOF LIGHTS
ON FRONT ELEVATION. THE
POSTION OF A GARDEN
SHED.

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether the proposed amendments to the approved scheme are non-material.

DESCRIPTION OF SITE

The application site relates to a three small single-storey adjoining derelict workshop and garage buildings. The buildings sit east side of Godley Lane. The plot is narrow and follows the lane. The buildings are next to the south boundary and the rest of the plot to the north is an open yard. The road provides an access into the site in front of the buildings. The land to the rear (east) is open fields. There are two semidetached houses immediately to the south which face the road. On the opposite side of the road is a row of six semi-detached houses facing the road. To the north of those is open green land, opposite the yard within the site. To the north of the site is a detached dwelling. The three buildings on site comprise two untidy flat-roofed buildings with a mix of blockwork, brick and painted timber boarding and corrugated metal roofing. The building in the south end is an open-fronted portal framed store supported by timber posts and blockwork walls, the south wall being a retaining blockwork wall next the dwelling to the south which is on raised ground. The yard area to the south also appears to be raised about 1m above the road level and enclosed by blockwork walling set back from the road.

PROPOSAL

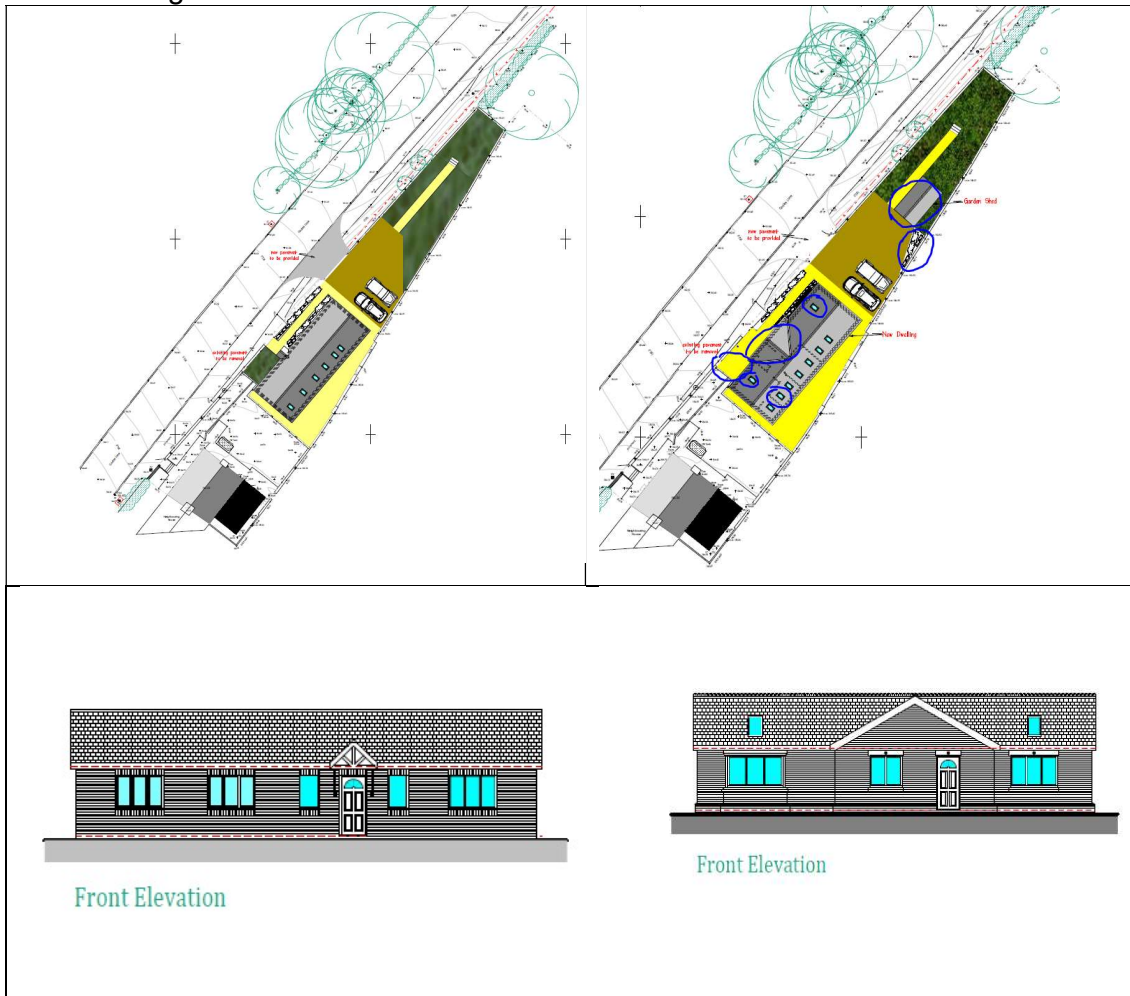
Amendment to the approved plans.

Works include:

- A shed to the northeast of the site
- Larger dual-pitch frontage
- Larger glazing to the side elevation
- Loss of soft landscaping to the front dwelling
- Hard surfacing to the north of the site.

- Decorative roof ridge
- Additional rooflight

Changes are circled in blue



The applicant has provided details of the materials and drainage layout. It is presumed to discharge pre-commencement conditions under the approved decision however; this has been applied under the incorrect application process and will not be considered under the non-material amendment application.

SITE HISTORY

SMD/2023/0387 Proposed demolition of existing workshop and erection of new build Residential property on Land Adjacent 32 Godley Lane. 23/01/24 Approved

CONSULTATIONS

There is no statutory requirement to consult on an NMA application

OFFICER COMMENTS

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.

When comparing the original proposed layout and the proposed amendments under this application, there is a visible change that makes the proposed scheme materially different. For instance, the frontage of the dwelling and roofscape appears bulkier and characteristically different to what was originally assessed because of the large front gable end and bay window arrangements. In addition, the loss of soft landscaping would create an urbanistic character of the site making the amended frontage more pronounced. Therefore, it is concluded that the changes are 'material', The plans also show the introduction of a shed. This is also a material change particularly in light of the fact that the Condition 8 of the planning permission, SMD/2023/0387 removed permitted development rights for certain classes including Class E. This condition was put in place to control the development to safeguard the character and visual amenities of the area and, to protect the residential amenities of neighbouring residents. It is a material change

For these reasons, the proposed amendments are not considered minor to deem the works as non-material.

CONCLUSION

In conclusion, it is considered that within the context of the application, the proposed changes are material. Therefore the Section 96A can not be granted

OFFICER RECOMMENDATION : Refuse

Case Officer: Lisa Li

Recommendation Date: 11/03/26

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council