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Mr Brown
Meadow View Old Road
Meadord
Staffordshire
ST15 0PX

Application no: NMA/2026/0001

Determined on: 11th March 2026

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

LAND ADJACENT 32 Godley Lane Dilhorne Staffordshire

Description of Proposal:

Non Material Amendment in relation to SMD/2023/0387 - Minor amendment to design of front and side elevation , additional roof lights on front elevation. The position of a garden shed.

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed nonmaterial amendment for the above development in accordance with the application valid by the Local Planning Authority on 18/02/2026 and plans accompanying the application numbered

22 044 01 Location Plan
22 044 04D Proposed Site Layout
22 044 05C Proposed Plans and Elevations
22 044 06D Street View
22 044 07B Proposed Drainage Layout

for the following reasons:

- The external appearance of the development in the street scene would be materially different from that of the approved scheme because of the larger front gable end, changes to the front window arrangements for bay windows, loss of soft landscaping and erection of an outbuilding which is restricted by Condition 8 (no permitted developed rights specifically, Part 1 Class E). Collectively, these changes amount to amendments which cannot be regarded as 'non material',

Informative



www.staffsmoorlands.gov.uk
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands, ST13 6HQ. Tel: 0345 605 3010.
All correspondence to Staffordshire Moorlands District Council, P O Box 136, Buxton, SK17 1AQ.



The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 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. Despite discussions, a solution has not been provided 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 *Jane Curley*

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council