

DELEGATED DECISION REPORT

NMA/2026/0009
Valid 24/04/2026

32 CHURNET VALLEY ROAD
KINGSLEY HOLT

**NON MATERIAL AMENDMENT IN
RELATION TO SMD/2025/0268 FOR A
REPLACEMENT SINGLE STOREY
EXTENSION TO FRONT ELEVATION**

(NON MATERIAL AMENDMENTS)

MAIN ISSUES

- This is a Non-material amendment application, therefore consideration is given to whether or not the change is material in the context of the overall extant planning consent (reference SMD/2025/0268).

DESCRIPTION OF SITE

32 Churnet Valley Road is a detached, two-storey dwelling fronting the highway. Planning history shows that a post office was once operated from the premises. The dwelling sits within a lengthy, rectangular shaped plot and benefits from off-road parking to the front and side of the house. The dwelling has a mainly white/cream render finish with brickwork present at the lower wall levels. Brick quoins add a further feature.

PROPOSAL

This is a Non-material amendment application to allow for an approved extension to be finished in render rather than brickwork. Approved application reference SMD/2025/0238 is extant. The reason quoted for this submission is the applicant's preference for a render finish instead of brickwork.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1	Development Principles
SS2	Settlement Hierarchy
SS9	Smaller Villages Area Strategy
SS11	Churnet Valley Strategy
DC1	Design Considerations
DC3	Landscape and Settlement Setting
T1	Development and Sustainable Transport
Appendix 2	Parking Guidance

Supplementary Planning Guidance

1. Space About Dwellings
2. Design Principles for Development in the Staffordshire Moorlands

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide
2. Churnet Valley Masterplan

National Planning Policy Framework

Including sections;

- 2 Achieving sustainable development
- 4 Decision making
- 6 Building a strong, competitive economy
- 9 Promoting sustainable transport
- 12 Achieving well-designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

80/09008/OLDDC	Garage extension. Approved.
05/00361/FUL	Single storey rear extension to form dining room. Approved.
08/01503/FUL	Change of use of shop/post office to residential use. Refused.
08/01871/FUL	Change of use of shop/post office to residential use. Approved
SMD/2025/0268	Replacement single storey extension to front elevation. Approved.

CONSULTATIONS

Publicity

Whether publicity is required is addressed at PPG 005 Reference ID: 17a-005-20140306. The paragraph reads: 'As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.'

'As by definition the changes sought will be non-material, consultation or publicity are unlikely to be to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2011. Although publicity is not required, in the interests of transparency, the two District Ward Councillor's have been notified of the submission.

No representations from any party have been received.

OFFICER COMMENTS

This is a relatively simple application. Permission is already in place for a single-storey front extension to be constructed using brickwork. The applicants wish to omit the use of bricks and use a render finish (off-white colour, to match existing render on the dwelling).

This submission raises consideration of design and visual impact only. There are no proposed alterations to the shape of the addition. The use of matching render is acceptable, it will simply complement the appearance of the existing dwelling, will not have any adverse impact upon its appearance or negative impact upon the street scene. The scheme is acceptable in terms of the requirements of policy DC1 of the Staffordshire Moorlands Local Plan which seeks to secure good design.

CONCLUSION / PLANNING BALANCE

No objections. No design and/or visual impact concerns.

OFFICER RECOMMENDATION :

Approve.

Case Officer: Lisa Jackson

Recommendation Date: 18.5.2026.

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council