

DELEGATED DECISION REPORT

NMA/2026/0002
Valid 16/02/2026

1 MILL BANK COMMON
LANE
DILHORNE

NON-MATERIAL AMENDMENT
IN RELATION SMD/2022/0663 -
REPOSITIONING OF GLAZING
TO THE SIDE AND REAR
ELEVATIONS OF THE SINGLE-
STOREY EXTENSION,
TOGETHER WITH THE
RELOCATION OF THE
EXTERNAL STEPS TO THE
SIDE ELEVATION.

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether the amendments amount to material changes.

DESCRIPTION OF SITE

The site is a two storey, two bedroom semi-detached cottage finished in white render, with a tiled pitched roof. A single storey brick built outbuilding is located in close proximity of the dwellinghouse's rear elevation. The pair of semi-detached dwellinghouses are constructed on a ground level that is higher than the adjacent road and are separated from the road by a front garden and a driveway.

As well as the pair of semi-detached dwellinghouses, there is another pair of semi-detached dwellinghouses to the side and a detached dwellinghouse on the opposite side of the road. This cluster of 5 dwellings is surrounded by open fields and is located in the North Staffordshire Green Belt. The application site also forms part of an HER as the location of a 18th century windmill (no longer in-situ).

A rear extension and retaining wall were approved in February 2024 (SMD/2022/0663).

PROPOSAL

The proposal seeks to determine whether the amendments amount to material changes. The changes proposed include the repositioning of glazing and door to the side elevation and changes to the window layout on the rear elevation of the single-storey extension, together with the relocation of the external steps to the side elevation.

The door and window on the side elevation change positions, and the rear elevation changes from three individual windows separated by brick pillars, to four windows forming one large opening. The side-by-side amendments can be seen below (not including steps):

Approved (SMD/2022/0663)	Proposed amendments
 Side elevation	 Side elevation
 Rear elevation	 Rear elevation

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)

- SS1 Development Principles
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Area Strategy
- DC1 Design Considerations
- T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) DM1 - 10, GB 1 – 8, DP1 – 4, TR1 – 8, P1 – 6.

Section(s) 3 – Decision-making policies, 13 – Protecting Green Belt land, 14 – Achieving well designed places, 15 – Promoting sustainable transport, 17 – Pollution, public protection and security.

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Design Principles for Development in the Staffordshire Moorlands
- Staffordshire Moorlands Design Guide SPD
- Space About Dwellings SPD

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

- SMD/2022/0663. DESCRIPTION: Demolition of Existing Outbuilding. Construction of Single Storey Rear Extension and Retaining Wall. DECISION: APPROVED.

CONSULTATIONS

There is no statutory requirement to consult on an NMA application.

OFFICER COMMENTS

The principle of development was established with the approval of SMD/2022/0663.

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.

The design of the proposed development remains similar to what was approved under SMD/2022/0663, with relatively minor alterations to fenestrations. It is considered these alterations would not have any greater impact on neighbour amenity. It is therefore considered that the proposal is still acceptable in design and amenity terms, and that the amendments are non-material.

CONCLUSION / PLANNING BALANCE

As set out above, the amendments are considered to be non-material and therefore the recommendation is to approve.

OFFICER RECOMMENDATION : APPROVE.

Case Officer: Reuben Berriman

Recommendation Date: 07/09/2026

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council

