My ref: KAT/NMA/2011/0008

29/03/2011

Mr Nick Harden
38 Ecclesbrodge Road
Marple
Stockport
Cheshire
SK6 7PG

Dear Sir

**NMA/2011/0008 - Non material amendment to HPK/2010/0173 to alter front lounge & bed 3 window with stone mullions & surrounds, side window cills lowered to match adjacent window cill heights, rear loung & dining room taken down to first floor level, garage foot door moved to opposite gable, utility door moved to rear elevation, kitchen window removed, existing bedroom 2 window retained, front velux' reduced in number & rear dormer window to study changed to walk out balcony at 19 Long Lane, Charlesworth**

Further to your request for a non material amendment to the approved application HPK/2010/0173 for various alterations.

Having reviewed the submitted plans I consider the following changes are acceptable as they do not affect the character of the existing dwelling and there are no immediate neighbours that would lose any privacy or overlooking,

- Alterations to windows to the front elevation incorporating design changes and the inclusion of stone mullions and surround.
- Reduction in the front velux windows.
- Alterations in positioning and design of side windows and doorway.
- Replacement of rear window with door for garage.
- Rear dormer replaced with walk out balcony.

The changes to the rear elevation of the windows serving the lounge and dining room are slightly incongruous and I believe they would look better to be split in some format or be door openings of a sliding nature, however given that works have already commenced on site it would be difficult to object if these are already in place.

Therefore I will reluctantly approve the details for these windows as a non-material amendment and hope you will note the comments above.

I also note the following changes,

The materials of construction are of natural slate with a white render which are acceptable and the alterations shown on the plans to the design of the conservatory. I have considered these as part of the submitted plans 107-8.01 Rev B.

However I would draw your attention to the conditions imposed on the original planning consent, HPK/2010/0173 and the need to comply with the terms of these conditions. If you require further information then please do not hesitate to contact the Case Officer, Karen Taylor.

Yours faithfully

Andrew Ellis
Development Control Manager

When calling please telephone 0845 129 7777 ext 3662
Email: karent@highpeak.gov.uk