

05/09/2016

My ref: JWI/NMA/2016/0036

Your ref:

Mr Ming Lee  
Lee Architects Ltd  
Leepark House  
449 Chester Road  
Manchester  
M16 9HA

Dear Sir/Madam

**NMA/2016/0036 - Propsed amendment replacing garage door with a window to all four dwellings at 47 Station Road, Dove Holes**

I refer to the above application seeking a non material amendment to planning consent HPK/2014/0435. Having examined the submitted plans (L612 10 & L612 11) and application form I note that the following amendments are proposed:

1. Replace garage door with a window on all four houses, to create an additional room in each dwelling instead of a garage.

Within the context of the original application I consider that the above changes are not non-material in nature, i.e. I consider the proposed amendments to be a material change.

The reason for reaching this decision is that, although a physical change of a garage door for a window may be a non-material change in many contexts, removing a garage (i.e. a parking space) and replacing it with an additional habitable room (which could lead to a further bedroom being provided) may have implications for highway safety, which I considered to be a material change.

I also note that condition 6 of approved application HPK/2014/0435 states the following:

*"The dwellings, the subject of the application, shall not be occupied until space has been provided within the site curtilage for the parking of residents/visitors laid out and constructed in accordance with the approved plans and maintained throughout the lifetime of the development free from any impediment to their designated use."*

The reason being:

*"To maintain adequate on-site parking provision in the interests of highway safety, in accordance with policy TR5 of the High Peak Saved Local Plan Policies 2008."*

Hence, if the proposed was approved as a non-material amendment the above condition would not be able to be adhered to.

To assist the customer in respect of how to proceed from here, the type of application required is a 'variation/removal of condition' application. Also, prior to submitting such an application it would be advisable to liaise with Derbyshire County Council Highway Authority to establish what its opinion would be should such an application be submitted.

If I can be of any further assistance please do not hesitate to contact me.

Yours faithfully

John Williamson  
Planning Officer

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