

08/09/2016

My ref: JWI/NMA/2016/0038

Your ref:

Mr Christian Bennison
44 Larkhill Road
Cheadle Hulme
Cheadle
SK8 5QW

Dear Mr Bennison

**NMA/2016/0038 - Non Material Amendment relating to HPK/2008/0702.
Alteration of the lightwells and add fire escape windows at 5 Limehurst
Manchester Road, Buxton**

I refer to the above application seeking a non material amendment to planning consent HPK/2008/0702. Having examined the submitted plans and application form the proposed amendments can be summarised as follows:

1. Alteration to the lightwells
2. Insert fire escape window

The approved plan for HPK/2008/0702 had lightwells and windows located at/below ground level at each end of the building and along the north-western facing side elevation; the amended plans have removed this range of lightwells/windows and replaced these with 1 No. long lightwell along the north-western facing side elevation (sited below/up to ground level).

An escape window has been inserted on the south-eastern facing side elevation (below the main ground level).

Within the context of the original application I consider that the above changes are of a minor non material nature. The changes will not substantially or materially change the development in respect of all planning matters. For the avoidance of doubt the amended plans submitted with this application are now agreed (103_A, 104_A, 201_A). Please note that apart from these agreed changes all the conditions attached to the original planning consent ref HPK/2008/0702 still apply.

It is noted that 2 No. representations have been received objecting to the application. Details can be read on file. In summary the issues raised are as follows:-

- Site and location plans not accurate (an extension and staircase on 'Limehurst' are not illustrated). Plans make no mention to a pathway that existed before the works began.

- Making the building wider would greatly reduce access for vehicles and pedestrian right of way, interfere with footpath
- Negative impact on visual amenity of 'Limehurst', the landscape and the Conservation Area.
- Trees and hedges have been removed, affecting privacy.
- No site notice or neighbour notifications provided.
- Considered that there is a breach of HPK/2008/0702 – a breach of condition 3 (storage of plant and materials on site).

The opinions expressed regarding the proposed changes are noted. However, as stated above, I consider the changes to be 'non-material' within the context of the original approval.

The Local Planning Authority are not required to publicise or send out notifications for such applications.

The issue regarding whether or not there has been a breach of planning law in respect of HPK/2008/0702 is a separate matter to the determination of this application.

John Williamson
Planning Officer

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