

## **Minor Material Amend Application**

**Wood End, Reservoir Road, Whaley Bridge, Derbyshire, SK23 7BW**

**Amended planning application following planning permission HPK/2016/0172**

- 1 Mr Lees is implementing planning permission HPK/2016/0172 which was subject to planning conditions including condition 2 linking the permission to plan number RG190/PL01 Rev E. Also attached was a condition, condition 3, requiring details of materials to be agreed. Under discharge of condition application DOC/2016/0107 the materials were agreed and included stone walls to match the existing house. The applicant now wishes to use a stone coloured integrated render finish to the walls instead of the stone as previously proposed. The applicant seeks planning permission via this minor material amendment application to complete the development with render instead of stone.
- 2 One of the reasons for requiring the change is that the building inspector has informed the applicant that the energy conservation of the existing walls is insufficient and insulation should be installed. The render system will provide the insulation. In addition the precast stone is no longer available. We also note there are numerous other properties rendered close by including houses on the same street and also to the rear. There are several houses with render throughout conservation areas in the High Peak including in Whaley Bridge.
- 3 The render finish will look suitable for the building at close range and also when viewed from further away. The render will be a suitable finish for this modern property.
- 4 The development will comply with the planning permission except for the difference of render instead of stone.
- 5 This application is made to ensure the development remains in accordance with the permission and conditions and is an application for a minor material amendment. Two conditions are involved in this request:
  - Condition 2 of permission HPK/2016/0172 (Plan numbers)
  - Condition 3 of permission HPK/2016/0172 (Materials)

### **Condition 2:**

- 6 The revised wording could be:

*"The development hereby permitted shall be carried out in accordance with the following approved plans: RG190/PL01 Rev E except that the stone will be replaced by an Insulated Render System by Wetherby. The colour of the Insulated Render System is to match the colour of the stone."*

Condition 3:

- 7 *"The materials for the development shall be as approved under discharge of condition application DOC/2016/0107 except the walls of the dwelling shall be completed in a stone colour Insulated Render System rather than the previously approved composite stone finish."*
- 8 The Government have introduced a formalisation process to the previously informal working amendment process where requests were made ad hoc to vary approved plans. The Killian Pretty Review recommended that *'Government should take steps to allow a more proportionate approach to minor material changes in development proposals after permission has been granted'*. The Council and Government both have planning policies in place to encourage development, the changes proposed will enhance the proposed development but will not harm the character of the building or change the nature of the approved development.
- 9 Although there is no statutory definition of a 'minor material amendment' a definition was suggested by White Young Green who undertook a review of the working amendment process: "A minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved." (Para 62, *Greater Flexibility for Planning Permissions, October 2010, Department for Communities and Local Government*). Although this is not a statutory definition it is the only definition on record as being supported by the Government "We agree with the definition" (Para 62, *Greater Flexibility for Planning Permissions, October 2010, Department for Communities and Local Government*). The proposal to implement planning permission with render instead of stone will not change the scale or nature of the approved development.
- 10 On the basis of the above quote we consider the changes the applicant propose as part of this application are considered to be minor material amendments to the existing planning permission.
- 11 We consider that the proposal will accord with policy H14 - Domestic Extensions and Ancillary Buildings. This is because the change from stone to render will respect the character of the original building and its surroundings in terms of scale, design, layout, fenestration and external appearance. We request that the application is approved as soon as possible.