

DELEGATED DECISION REPORT

NMA/2022/0017
Valid 28/09/2022

29 OAKFIELD ROAD
HADFIELD
GLOSSOP

TO USE BRICKWORK IN
STEAD OF RENDER IN
RELATION TO APPLICATION
HPK/2021/0550.

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

The main issue relates to whether the proposed amendment to the approved scheme is non-material.

DESCRIPTION OF SITE

The application site consists of a brick and tile semi-detached dwellinghouse with a garage to the rear and its associated curtilage, situated on a wedge shaped, corner plot. Access to the site is available from the both front and rear as there is insufficient space for a vehicle to pass the side of the dwelling due to the proximity to the boundaries. The site is located in the Hadfield South Ward, as well as being in the Built-Up Area Boundary. It is bound by neighbouring dwellings to the North and the South-East. No. 31 Oakfield Road is situated to the North of the site and No. 27 Oakfield Road is located to the South East. Access from the rear is gained from the car park associated with units 1 to 6, in the North-East corner of Brookfield Industrial Estate on Peakdale Road. The Brookfield Industrial Estate is designated a Primary Employment Zone under Policy E3; which appears to cover the rear access and the public right of way. The Oakfield Road highway runs adjacent to the site on the East.

PROPOSAL

The proposed amendment to the approved plans involves the replacement of rendered sections on the South-West facing side and South-East facing rear elevations of the building to brickwork. This alteration has been proposed to improve the aesthetic and practicality of the building. No further alterations have been proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/5284 – Single storey rear extension with basement under. Front porch, pitched roof. Garage to kitchen. Existing kitchen to add lounge area, utility room and W/C. Approved.

HPK/0003/0553 – Conservatory and detached garage. Approved.

HPK/2021/0550 – Enlargement of garage with first floor extension to form living annexe. Approved.

CONSULTATIONS

N/A

OFFICER COMMENTS

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.

This application seeks to confirm whether a singular alteration to the approved plans for the enlargement of the garage with a first floor extension would constitute a non-material amendment. This alteration consists of the replacement of the initially proposed rendered sections on the South-West facing side and South-East facing rear of the building to brickwork. This has been proposed to improve the aesthetic and practicality of the building. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendment, it is considered that the amendment would not materially alter from the approved development scheme. If anything, it is considered that brickwork would better reflect the character of the host dwelling than the use of render. The decision report for the approval of the extension to the garage reiterates this point, stating that the materials of construction are not strictly in keeping with the main dwelling. It leads on to say that the rendered sections were only considered acceptable in this instance due to the close relationship between the building and the industrial / commercial buildings to the rear of the site. Also, some render can be seen on the existing garage and the walls of the surrounding parking area. Thus, the replacement of the rendered sections to brickwork would have no greater impact on the character of the dwelling or wider area, as brick is the predominant material used in the residential area as a whole. There are no neighbouring properties within closer proximity to the site which would be affected by the change.

The proposed alteration is considered to be minor in nature and would not adversely affect the character or appearance of the dwellinghouse as approved. Thus, the character of the building and surrounding area would continue to be maintained despite the alteration to the approved development.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed changes are not material. The design of the proposed alteration to the initially proposed rendered sections of the building being replaced with brickwork would more so reflect the character of the dwelling, as well as the street scene in which it lies.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins

Recommendation Date: 26/10/2022

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council