

DELEGATED DECISION REPORT

NMA/2022/0018 3 SPRING BANK
Valid 30/09/2022 NEW MILLS

**ADDITION OF A ROOF LIGHT
TO THE FRONT FACING ROOF
OF THE NEW EXTENSION. A
DIFFERENT WINDOW
COMPOSITION FOR THE
GROUND FLOOR WINDOW TO
THE FRONT ELEVATION. IN
RELATION TO APPLICATION
HPK/2021/0722.**

**(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

- Whether or not the proposed amendments are material and thus required a reassessment of the proposal which was approved under HPK/2021/0722 having regard to all relevant policy considerations

DESCRIPTION OF SITE

The application relates to No.3 Spring Bank, New Mills, a two storey end of terrace property constructed of a natural stone that lies within the New Mills Conservation Area. The property has recently benefited from planning permission granted under HPK/2021/0722 for a first floor side extension above a previously approved and implemented single storey side extension approved under HPK/2018/0144.

PROPOSAL

The application seeks a Non-Material Amendment to the approved plans by virtue of the following:

- Addition of a Velux roof light to the roof slope facing the highway
- Change to the composition of the window at ground floor level

The Application Form states that the justification for each aspect is firstly to add more light to the room that it serves, and secondly that the changes to the proposed window configuration is more aesthetically pleasing than the previously approved window.

The proposed changes are shown on submitted Elevation Plans (Ref: 806.7.01 and 806.7.02).

OFFICER COMMENTS

There is no statutory definition of 'non material' as the context of each site and the nature of the proposed amendment needs to be considered on an individual case by case basis. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant permission under Section 96A of the Town and Country Planning Act 1990. This procedure, which is not an application for planning permission in its own right, does not include the provisions under the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity.

A non-material amendment application, if successful, would not create new planning permission and the original permission would still stand, but would be modified as detailed by the non-material amendment decision.

The introduction of a new Velux rooflight to the front elevation whilst visible from the public highway is not considered to result in a material change to the character and appearance of the building or wider setting of conservation area, given its modest scale. It is noted that the plan also show the removal of two roof lights in the existing dwelling.

As set out on the proposed plans, the existing ground floor window in the main house is shown to be changed to a sliding sash unit with the head to be changed to a natural stone. When comparing the approved Elevation Plan (Ref: 3320-08B) and current Elevation Plan showing the proposed amendment, it is not considered that there would be any material change to the character and appearance of the building or indeed the wider Conservation Area as a result of the re-configuration to a sliding sash.

CONCLUSION / PLANNING BALANCE

Based on the above analysis, it is concluded that the proposed amendments do not amount to a material amendment of the scheme approved under HPK/2021/0722 and as such it is recommended that the application be approved subject to all conditions relating to the original permission continuing to apply.

OFFICER RECOMMENDATION : Approve

Case Officer: James Stannard

Recommendation Date: 28th October 2022

X *J. Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council