

DELEGATED DECISION REPORT

NMA/2022/0021
Valid 01/11/2022

ANISON HOUSE NORTH
ROAD
GLOSSOP

NON MATERIAL AMENDMENT
IN RELATION TO
HPK/2022/0274

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- The main issue relates to whether the proposed amendments to the approved scheme are non-material

DESCRIPTION OF SITE

Anison House is a large detached property located within a large residential plot, well screened by mature trees and vegetation. Planning permission was granted for a two storey rear extension, extension over the existing garage, demolition of the existing porch and amendments to the window openings in 2022 (HPK/2022/0274).

PROPOSAL

The application seeks a Non-Material Amendment to planning approval HPK/2022/0274.

The amendment proposed is described as: change to external materials to include slate cladding and more rendering of existing brickwork, and minor amendments to window openings on side and rear elevations.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/7500 – Games Room Extension WITHDRAWN

HPK/0001/8637 – For Proposed Lounge Extension APPROVED

HPK/2022/0274 – Two storey rear extension, extension over existing garage, demolition of existing porch, amendments to window openings, raised front terrace and part rendering of brickwork to existing dwelling. APPROVED 12/08/2022

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.

The proposed NMA seeks to amend the approved scheme through alterations to the materials used on the exterior of the property. The amendments seeks to remove all redbrick from the approved design, introducing more rendering and slate cladding. The proposals are introducing a new material which is not part of the approved scheme, present on the existing dwelling, or found in the local vernacular.

Condition 3 of the approval for HPK/2022/0247 states:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those shown on the approved plans and there shall be no variation to the approved materials, unless granted by a separate planning consent

As such in order to make amendments to the materials used in the development a variation on conditions application would be required. Condition 3 rendered the changing of materials as a material amendment. The proposed changes are therefore considered to be beyond that which can reasonable be considered to be non-material in the context of the approved scheme.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the original application and its conditions, the proposed changes are of a material nature and thus beyond the scope of a non-material amendment application. therefore, full planning permission would be required for the proposed alterations, and it is recommended that this application be refused.

OFFICER RECOMMENDATION : Refuse

Case Officer: Rachel Robinson

Recommendation Date: 24th January 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council

