

DELEGATED DECISION REPORT

NMA/2023/0001
Valid 23/01/2023

15 HALL MEADOW ROAD
GLOSSOP

NON MATERIAL AMENDMENT
RELATING TO HPK/2021/0657

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- The main issue related to whether the proposed amendment to the approved scheme is non-material in nature.

PROPOSAL

This application seeks a non-material amendment to HPK/2021/0657 which was for the demolition of the existing conservatory and replacement with a two storey side extension.

The proposed amendment involves replacing the first floor side window, overlooking the garden, with a full height glazed door and Juliet balcony

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/7950 – For Proposed Drive Access REFUSED

HPK/2021/0657 – Proposed double storey side extension, to front and rear of and over existing conservatory. APPROVED 13/05/2022

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.

In accordance with the plans approved under HPK/2021/0657 (Figure 1), the first floor side window is in keeping with the other windows on the property. This window

is felt to provide the necessary lighting into the master bedroom, without harming neighbouring amenity. During the deliberations of HPK/2021/0657 revised plans 'A3/PD3D 0926' were submitted following concerns regarding the design of the side elevation and the inclusion of a Juliette balcony, identical to those currently proposed.

Throughout the High Peak end gables are typically blank, or where window or doors are present they are often small and subservient. The proposed Juliet balcony would make the approved window much larger and more visually dominating. The addition of this larger, opening would be a visually prominent feature when viewed from the street scene when compared to the approved plans. Moreover, the insertion of a Juliette balcony may give rise to the perception of overlooking, due to the opening of full height doors, when compared to the window which has been approved. This is considered to be a significant design and amenity change from the plans which have been approved, and one which requires the submission of a new planning application. As such the overall impact which the proposed amendment would have when compared to the approved design renders the proposal a material change.



Figure 1 – A3/PM3D 0926 Page 4 as approved under HPK/2021/0657

CONCLUSION / PLANNING BALANCE

In summary, it is considered that within the context of the original application the proposed change is of a material nature. Therefore it is recommended that the application be refused.

OFFICER RECOMMENDATION : Refusal

Case Officer: Rachel Robinson

Recommendation Date: 15rd February 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council