

DELEGATED DECISION REPORT

NMA/2023/0003
Valid 23/02/2023

BURNSIDE BELLOTT LANE
COMBS

NON MATERIAL AMENDMENT
RELATING TO HPK/2021/0354 -
NEW REAR ROOF DESIGN

(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 relates to 'Burnside'; a detached bungalow that sits at the far Northern end of Bellot Lane, a single track that serves a small number of properties including Burnside. The site lies outside of the built-up area boundary in the open countryside and lies adjacent to the Combs Conservation Area on its Western and Southern side. To the North is a belt of dense woodland that is protected by a Tree Preservation Order (TPO).

The site is bounded to the South and West by open agricultural land, defined by mature hedgerows, whilst to the South and South-East are the large gardens associated with Nos 5 and 6, The Avenue, defined by mature trees, mature hedgerow and natural vegetation. The rear elevation of No. 5 is situated 20 metres from the side elevation of the host property, whilst the side elevation of No. 6 is situated approximately 27 metres distant.

PROPOSAL

The proposed amendment to the approved plans consists of a new rear roof design. The applicants want to change the roof style to the rear of the bungalow from a projecting gable to a lean to roof. The reasoning for the proposed alteration to the approved plans is due to client preference. There have been no other alterations proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2021/0354 – Loft conversion with new roof and dormers, new detached double garage. 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 a proposed loft conversion with a new roof and dormers would be considered material. The proposed alteration to the plans consists of a new rear roof design. The applicants want to change the roof style to the rear of the bungalow from a projecting gable to a lean to roof. The reasoning for the proposed alteration to the approved plans is due to client preference. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendment, it is considered that the amendment would materially alter from the approved development scheme. It is considered that there is substantial difference between the approved details of the roof and the details of the roof demonstrated on the new plans. Although the proposed new roof would be smaller in size and scale, the approved roof sits symmetrically with the host dwelling, resulting in a better aesthetic finish. The design of the roof does not reflect the prevailing character of the extensions, thus it is considered to be a material alteration which requires planning consent. The neighbouring properties within closer proximity to the site would not be negatively affected by this change.

The proposed alterations are not considered to be minor in nature and would adversely affect the character and appearance of the dwellinghouse as approved. Thus, the character of the building and surrounding area would not continue to be maintained as a result of 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 material. The new design of the roof does not reflect the prevailing character of the extensions, thus it is considered to be a material alteration which requires planning consent. Therefore it is recommended that the application is refused.

OFFICER RECOMMENDATION: REFUSE

Case Officer: Hannah Hollins

Recommendation Date: 14/04/2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council