

DELEGATED DECISION REPORT

NMA/2022/0023
Valid 18/11/2022

1A BRIDGEFIELD
GLOSSOP

VARIATION OF CONDITION 3
RELATING TO HPK/2022/0017

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

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

PROPOSAL

The application seeks a non-material amendment to planning approval to HPK/2022/0017 which was for the removal of conservatory and construction of a two storey side extension.

The proposed amendment to the above involves an alteration in the materials. It was original stated that the materials would be of stone walls with slate tiles. It is proposed to use Cromwell walling pitch and Tapco Slate.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0000/7488 – For proposed letting of one private caravan, and construction of turning space APPROVED

HPK/2022/0017 – Removal of conservatory and construction of two storey extension to the side APPROVED 08/04/2022

HPK/2022/0241 – Removal of conservatory and construction of two storey extension to the side REFUSED 06/09/2022

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 this case the proposed amendments is considered to be non-material in nature. The host building is constructed of stone. The proposed new materials will have a satisfactory appearance of stone. As such it is felt that the proposed new materials satisfactorily match the original dwellinghouse as to be considered a non-material change. Likewise the proposed Tapco Slate has an appearance which is satisfactorily matching of the slate used for the roof of the original dwellinghouse.

The amended materials submitted with this application are considered acceptable and non-material in nature.

CONCLUSION / PLANNING BALANCE

In summary, it is considered that within the context of the original application the proposed change in material is non-material in nature. Therefore it is recommended that approval be granted.

OFFICER RECOMMENDATION : Approve

Case Officer: Rachel Robinson

Recommendation Date: 28/02/2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council