

DELEGATED DECISION REPORT

NMA/2023/0006
Valid 16/03/2023

38 HORDERNS PARK ROAD
CHAPEL-EN-LE-FRITH

APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION IN RELATION TO HPK/2022/0107.

(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/2022/0107 which was for the a front extension, rear dormer extension and to raise the main roof height.

The proposed amendment to the above involves removing the cladding from the gables on the north and south elevations. Instead these elevations will be rendered to match the render being used on the rest of the property.

Furthermore it is proposed to change the roof tile being used from a clay tile to a grey Marley Modern tiles.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0107 – Front extension, rear dormer extension and raise main roof height
APPROVED 15/07/2022

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 removal of the cladding from the north and south gables will almost completely remove cladding from the approved scheme. Although there will be some cladding left on the front facing dormer window. It is proposed to replace the cladding with smooth render which matches that which is being used on the rest of the dwellinghouse. Furthermore cladding is not used elsewhere in the street scene and so will its removal will not create any inconsistency within the street scene. It is considered that the removal of the cladding will not impact the nature approved development and as such is a non-material amendment.

It is also proposed to change the roof tile being used in the approved scheme from a clay tile to a grey merely modern tile. The approved clay tile would match the tile which was present on no. 38 prior to the approved development. However, other properties in the immediate vicinity have a mix of roof tiles used. A similar grey merely modern tile has been used elsewhere within the cul-de-sac. As such it is considered that the proposed change in tile will not have a negative visual impact upon the application site, or upon the broader street scene. Therefore the proposed change in roof tiles is considered to be a non-material amendment.

CONCLUSION / PLANNING BALANCE

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

OFFICER RECOMMENDATION : Approval

Case Officer: Rachel Robinson

Recommendation Date: 31st March 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council