

DELEGATED DECISION REPORT

NMA/2023/0011
Valid 05/06/2023

127 MANCHESTER ROAD
CHAPEL-EN-LE-FRITH

NON MATERIAL AMENDMENT
RELATING TO HPK/2022/0391

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether or not the proposed amendments are material and thus require an assessment of the proposal which was approved under HPK/2022/0391 having regard to all relevant policy considerations

DESCRIPTION OF SITE

The application relates to No.127 Manchester Road, Chapel-en-le-Frith; a large detached dwelling which has a rather unusual odd form, with a variety of architectural features which includes hipped and dual pitched roofs, and a castle turret in one corner.

The site has recently benefited from full planning permission for various extensions and alterations, some of which do not require permission which was granted under HPK/2022/0391 on 7th November 2022.

PROPOSAL

This application seeks permission for a Non-material Amendment to the plans approved under HPK/2022/0391. The submitted plans shows that the change amounts to a change in the material of a proposed stone balustrade at the top of the building replacing it with a glazed balustrade. The balustrade would have a height consistent with the adjacent castle turret.

OFFICER COMMENTS

There is no statutory definition of 'non material' as the context of each site and the nature of the proposed amendment needs to be considered on an individual case by case basis. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant permission, under Section 96A of the Town and Country Planning Act 1990. This procedure, which is not an application for planning permission in its own right, does not include the provisions under the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity.

A non-material amendment application, if successful would not create a new planning permission and the original permission would still stand, but would be modified as detailed by the non-material amendment decision.

The site lies within the built-up area boundary with the dwellinghouse being set back a considerable distance from the public highway, bounded by semi-mature hedgerows and read in the backdrop of other more recent housing development.

The existing dwelling, as previously identified during the original application, has a unorthodox character and appearance with various contrasting and conflicting architectural styles with very little rhythm or consistency overall. It is considered overall for these reasons that the visual sensitivity of the site is relatively low.

The change in material from stone pillars to a consistent glazed balustrade is considered to be very minor when read in the context of the unusual architectural features, and would not in the view of Officers amount to a material change to the character of the property that would require a re-assessment of the proposals.

CONCLUSION / PLANNING BALANCE

Based on the above analysis, it is considered that the proposed amendments do not amount to a material amendment of the scheme approved under HPK/2022/0391 and as such it is recommended that the application subject to all conditions relating to the original permission continuing to apply.

OFFICER RECOMMENDATION : Approve

Case Officer: James Stannard

Recommendation Date: 3rd July 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council