

DELEGATED DECISION REPORT

NMA/2023/0013
Valid 19/06/2023

61 GREEN LANE
HADFIELD
GLOSSOP

NON MATERIAL AMENDMENT
RELATING TO HPK/2022/0512

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether or not the proposed amendments are non material

DESCRIPTION OF SITE

The application relates to No.61 Green Lane, Hadfield, a two storey end of terrace property constructed from a traditional gritstone bounded by 1.8m timber fence.

PROPOSAL

The application seeks a non-material amendment to an approved single storey rear extension which was granted permission under HPK/2022/0512. The proposed amendment comprises the addition of a rear window which sits centrally in the rear elevation.

OFFICER COMMENTS

There is no statutory definition of 'non material' as the context of each site, and by 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 application and the original permission would still stand, but would be modified as detailed by the non-material amendment.

The site lies within the built-up area boundary is not constrained by any sensitive statutory designation and is an urban area which is of a relatively low aesthetic and architectural quality.

The proposed amendment would see no change to either the scale, massing, height or visual materials relating to the approved extension. The only change being the addition of a rear facing window. It is considered that given that this window would not be visible from any public viewpoint given the presence of a boundary fence,

there would be no material change to the character and appearance of the development approved under HPK/2022/0512. Moreover it would look down towards the rear garden, replacing a conservatory which equally has window which faces towards the rear. Accordingly it would not cause any overlooking to any neighbour.

CONCLUSION / PLANNING BALANCE

Based on the above analysis, it is considered that the proposed amendment does not amount to a material amendment of the scheme approved under HPK/2022/0512 and as such it is recommended that the application subject to all conditions relating to the original permission continuing apply.

OFFICER RECOMMENDATION : Approve

Case Officer: James Stannard

Recommendation Date: 5th July 2023

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council