

DELEGATED DECISION REPORT

NMA/2023/0014
Valid 27/06/2023

**HAYFIELD CRICKET CLUB,
MARKET STREET,
HAYFIELD, DERBYSHIRE,
SK22 2EP**

**APPLICATION FOR A NON-
MATERIAL AMENDMENT
FOLLOWING A GRANT OF
PLANNING PERMISSION IN
RELATION TO APPLICATION
HPK/2023/0007 RE: SINGLE
STOREY EXTENSION AND
INTERNAL ALTERATIONS
(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

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

PROPOSAL

The application seeks a Non-Material Amendment to planning approval HPK/2023/0007, which granted consent for an extension and internal alterations to Hayfield Cricket Club pavilion.

The amendment proposed is described as: Part south elevation wall brought forward to create internal space, internal alterations and minor changes to windows. The amendments are proposed to improve the internal space.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0007 - Single storey extension and internal alterations – Approved – 09/03/23.

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 proposed NMA seeks to amend the approved scheme through alterations to the design of the extension and internal alterations. The amendments seek to bring an external wall forward so that it aligns with the roof overhang, while providing 2 windows rather than 4 to this section of wall. The scheme also includes the insertion of a single additional window to the rear elevation. Internal alterations are also proposed.

The proposed alterations would not increase the overall scale or mass of the extension, while an external wall is proposed to be moved, this would be contained by the existing roof. The proposed window to the rear is small and would face towards an existing dry stone wall. The existing boundary treatment and land level differences would ensure that no adverse amenity issues to the rear arising from the small window alteration. The internal alterations do not result in any issues.

The proposed changes what can reasonably be considered to be non-material in the context of the approved scheme.

CONCLUSION

In summary, it is considered that within the context of the original application the proposed changes are within the scope of a non-material amendment application and are acceptable.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Declan Cleary
Recommendation Date: 24/07/23

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council