

DELEGATED DECISION REPORT

NMA/2023/0012
Valid 28/06/2023

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ELLERS BANK VALLEY
ROAD
HAYFIELD

APPLICATION FOR NON-
MATERIAL AMENDMENT
FOLLOWING A GRANT
PLANNING PERMISSION
HPK/2022/0409 - TO CHANGE
THE ANGLE OF THE ROOF.

(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/2022/0409 which was for the construction of a sun room/side extension. The proposed amendment to the above involves altering the angle of approved roof line.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0409 - Removal of canopy, new replacement windows and painting of existing pebble dash render APPROVED 05/12/2022

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 will change the angle of the roof by 90 degrees. The roof will remain a single pitched roof, as with the approved plans. The approved plans gave the sun room the appearance of a front extension coming off the existing garage extension. The proposed amendment will have a minimal impact upon the overall design of the approved sun room. The proposed change in roof

angle creates a lean-to style sun room. As such the proposed amendment is considered to be no-material in nature.

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 July 2023

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council