

DELEGATED DECISION REPORT

NMA/2023/0029
Valid 04/12/2023

CASTLE MANOR
127 MANCHESTER ROAD
CHAPEL-EN-LE-FRITH

NON MATERIAL AMENDMENT
TO HPK/2022/0391 - SPIRAL
STAIRCASE FROM SIDE
ELEVATION BALCONY TO
UPPER BALCONY

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether the proposed amendment amounts to a material change to the approved scheme under HPK/2022/0391.

DESCRIPTION OF SITE

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

The site was subject to an application (HPK/2022/0391) which granted full planning permission for various extensions and alterations consisting of a replacement dormer window, new balcony, and new balustrade on the turret.

PROPOSAL

This application seeks a Non-Material Amendment to the approved scheme under HPK/2022/0391 which introduces an external spiral staircase to the upper balcony as shown on the Proposed Plans (Ref: 200B).

OFFICER COMMENTS

There is non 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 planning 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 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.

Following the approval of the original scheme under HPK/2022/0391, a Non Material Amendment application was submitted which sought a change in material, replacing the approved stone balustrade with glazing. A decision was issued under NMA/2023/0011 which confirmed that this would indeed amount to a non-material amendment given the unorthodox character of the building and the relatively low visual sensitivity of the site and its surroundings.

This application seeks a further amendment to add a modest external spiral staircase on the eastern side elevation which connects the roof balcony to the house. The circumference of the stair case is approximately 1.5m and would be read closely with the existing ad hoc elevation. It is agreed that views from the public highway would be at worst very limited, and at best non existent. As the principle of the balcony has been previously established it is not considered that the staircase would result in any additional overlooking or amenity impact.

For the above reasons, it is considered that the introduction of this modest stair connecting the upper floors of the building with the rooftop balcony would be non-material to the original scheme when considering the specific characteristics of the site and its surroundings.

CONCLUSION / PLANNING BALANCE

In light of the above, it is concluded that the proposed amendments are not material to the scheme approved under HPK/2022/0391 and as such this application is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: James Stannard

Recommendation Date: 3th January 2023

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council