

## DELEGATED DECISION REPORT

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**NMA/2024/0004**  
**Valid 06/02/2024**

**LAND ADJACENT TO**  
**61 TEMPLE STREET**  
**PADFIELD**  
**GLOSSOP**

**NON MATERIAL AMENDMENT**  
**RELATING TO HPK/2022/0327**

**(NON MATERIAL**  
**AMENDMENTS)**

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### MAIN ISSUES

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

### DESCRIPTION OF SITE

The application site relates to land adjacent to 61 Temple Street, Padfield, Glossop. The application site falls within the Built-up Area Boundary of Hadfield and the Padfield Conservation Area. The site is situated between two residential terraces, one to the North which faces West and the other to the South which faces South. East of the site is a field whilst West of the site is the public highway known as Temple Street and a public open space with a play park which is a designated green wedge.

### PROPOSAL

The proposed amendment to the approved plans involves changing the location of the rear door to allow for a staircase positioned on the side of the new dwelling. The fenestration at the rear will also be changed accordingly. The applicant would also like to insert a small 'conservation style' rooflight to the rear roof pitch to provide light to the attic. The applicant wishes to make these amendments so that the proposed staircase would comply with the current Building Regulations. The proposed conservation Velux would enable a small study to be created in the loft space. No further alterations have been proposed.

### SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0327 – Erection of a new dwelling as an extension to the existing terrace. Approved.

### 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 application seeks to confirm whether alterations to the approved plans would constitute a non-material amendment. The proposed alterations consist of changing the location of the rear door to allow for a staircase positioned on the side of the new dwelling. The fenestration at the rear will also be changed accordingly. The applicant would also like to insert a small 'conservation style' rooflight to the rear roof pitch to provide light to the attic. The applicant wishes to make these amendments so that the proposed staircase would comply with the current Building Regulations. The proposed conservation Velux would enable a small study to be created in the loft space. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendments, it is considered that the amendments would not materially alter from the approved development scheme. It is considered that the relocation of the rear door would not make any difference to the character of the dwelling as already approved. As the rear elevation of the dwelling is not visible from a relevant location, the alteration would not be considered to impact the wider conservation area more than what has already been approved. Although a roof light would be added to the rear roof plane of the dwelling, it would have no greater impact on the character of the dwelling or wider area. Furthermore, it would be a conservation style roof light, which would be considered appropriate considering that the site is within the conservation area. The neighbouring properties within closer proximity to the site would not be affected by the proposed alterations more than what has already been approved.

The proposed alterations are considered to be minor in nature and would not adversely affect the character or appearance of the dwellinghouse as approved. Thus, the character of the building and surrounding area would continue to be maintained despite the alterations to the approved development.

## **CONCLUSION / PLANNING BALANCE**

In conclusion, it is considered that within the context of the application, the proposed changes are not material. The design of the proposed rear door relocation and additional roof light would continue to reflect the character of the dwelling, street scene and conservation area in which it lies.

**OFFICER RECOMMENDATION:      APPROVE**

**Case Officer: Hannah Varley**  
**Recommendation Date: 28/02/2024**

X *B.J. Haywood*

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Signed by: Ben Haywood

**On behalf of High Peak Borough Council**