

DELEGATED DECISION REPORT

NMA/2024/0013
Valid 26/04/2024

7 ROYLE AVENUE
GLOSSOP

NON MATERIAL AMENDMENT
RELATING TO HPK/2024/0059

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- The main issue related 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/2024/0059 which was for a replacement garage and some alterations to the rear elevation of the main dwelling house.

The proposed amendment to the above involves a change to the approved first floor Juliet balcony design and the omission of the parapet to the first floor extension.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2024/0059 Demolition of existing detached Garage, construction of new Garage and rear extension to dwelling. 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.

The approved first floor rear window design (figure 1) is similar in style to the proposed amendment (figure 2). The proposed amendment will not alter the function of the Juliet balcony, nor will it increase the approved window opening. As such the proposed amendment is considered to be non-material.

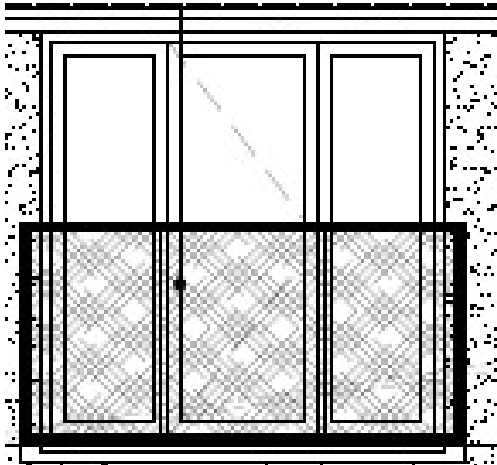


Figure 1 – Approved window design Drw No. 2350 12C

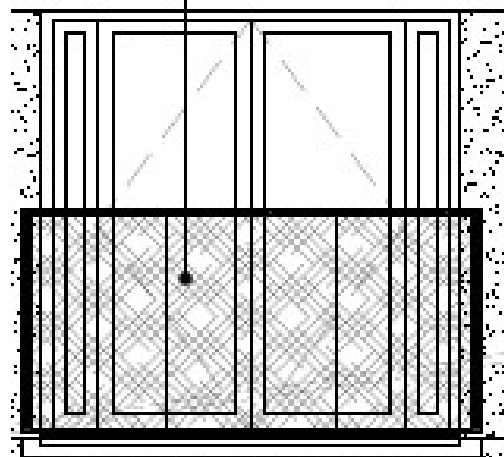


Figure 2 – Proposed amended window design Drw No. 2350 12D

The removal of the approved parament will reduce the height of the single storey extension. The finished design will be maintain the appearance as a subordinate, flat roofed extension. There will be no change in amenity impact upon neighbours. The propsoed amendments is, therefore, considered to be non-material.

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: 21st May 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council