

DELEGATED DECISION REPORT

NMA/2023/0026
Valid 20/10/2023

27 HARGATE ROAD
BUXTON

NON MATERIAL AMENDMENT
APPLICATION FOLLOWING
THE GRANT OF
HPK/2023/0276

(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 HPK/2023/0276 which was for a rear extension and side facing dormer window.

The proposed amendment to the above involves rendering the entire building, with the exception of the dormer window.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0276 - Proposed loft conversion to form additional bedrooms, single storey rear extension, internal alterations and relocation of single garage
APPROVED 08/09/2023

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 amendment is considered to be non-material. Render is found elsewhere in the street scene, particularly on the on the front elevations of properties. Hargate Road comprises of a number of different materials, render, brick and hung tile. The proposed use of render on the host dwelling will not add a new material to the street scene, nor will it add a new material to the existing dwelling. As such the proposed amendment is 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 : Approve

Case Officer: Rachel Robinson

Recommendation Date: 5th December 2023

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

