

DELEGATED DECISION REPORT

NMA/2024/0012
Valid 07/03/2024

LAND OPPOSITE 5
HAYWARDS CLOSE
GLOSSOP

APPLICATION FOR A NON-
MATERIAL AMENDMENT IN
RELATION TO APPLICATION
HPK/2023/0035

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- whether the changes to the previously approved development are sufficiently material in their nature and in the context of the approved development so as to require a new planning permission

DESCRIPTION OF SITE

The application site relates to an infill plot located on Haywards Close in Glossop. The existing site is occupied by a detached double garage and is utilised as an extended parking area and amenity space for no 5 Haywards Close. The application site is not located within any areas of designated interest.

Consent was granted in 2023 for the erection of a single dwelling on the land ref (HPK/2023/0035).

PROPOSAL

Consent is sought for a non material amendment application for design changes to the approved dwelling. The main alteration relates to removing the lower ground floor from the scheme. Other alterations relate to changes to fenestration.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

High Peak Local Plan 2016

S 1 Sustainable Development Principles
S 1a Presumption in Favour of Sustainable Development
EQ 6 Design and Place Making
CF 6 Accessibility and Transport
EQ 5 Biodiversity
S 5 Glossopdale Sub-area Strategy
EQ 9 Trees, woodland and hedgerows
H 1 Location of Housing Development

H 3 New Housing Development

National Planning Policy Framework

Section 5,11,12,15.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0035- Proposed New single dwelling- Approved with Conditions

CONSULTATIONS

Publicity

Site Notice expiry date: N/A

Neighbour consultation period ends: N/A

Press Advert: N/A

Public Comments

None received

Town / Parish Comments

None received

OFFICER COMMENTS

Nature of Non-material amendment

Consent is sought for a non-material to application HPK/2023/0035 which granted consent for the erection of single dwelling.

The purpose of the application is to seek the Council's opinion as to whether the changes to the previously approved development are sufficiently material in their nature and in the context of the approved development so as to require a new planning permission.

Non-material amendment applications are not an application for planning permission. They do not result in the issuing of a new planning permission and relate only to the amendments sought.

The amendments sought to reducing the overall size of the property by removing the lower ground floor of the properties design. Externally the property will have more or less the same appearance when viewed from the front albeit a roof light has been removed from the front roof slope, the front door has been removed and the front door is now within the central high arched gable.

From the rear the dwelling has reduce from a two storey dwelling with accommodation in the roof space to a single storey dwelling with accommodation in the roof space. Again, the fenestration remains similar to the approved drawing albeit a dormer is proposed within the roof. This dormer would be at a similar level to the approved first floor windows and therefore would have neutral impact on neighbour amenity compared to the existing scheme.

The proposed amendments would therefore not result in an extension or increase to the footprint or height of the works already approved. It is also not considered that the proposed amendments would conflict with any of the Council's Development Management Policies or conditions relating to the original planning permission granted, nor is it anticipated that the proposed amendments would exacerbate any concerns which were raised by any third parties at the original planning application stage. In this instance, the proposed amendments would therefore not amount to a development that is materially different, in terms of external appearance and impact on residential amenity, to that of the original consent and as such, it is considered that the proposed amendments would in this case be non-material.

CONCLUSION / PLANNING BALANCE

In view of the above, the proposal is considered to be a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended).

OFFICER RECOMMENDATION :

That the non-material amendment be approved.

Case Officer: Rebecca Bowers

Recommendation Date: 14.03.2024

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council