

DELEGATED DECISION REPORT

NMA/2024/0015
Valid 24/05/2024

**LAND TO THE EAST OF
DOLLY WOOD CLOSE
BUXWORTH**

**NON MATERIAL AMENDMENT
RELATING TO HPK/2021/0044 -
MINOR CHANGES TO THE
PROPOSED LAYOUT, HOUSE
TYPES AND AGREED
MATERIALS.**

**(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application relates to a recent reserved matters approval for the development of five two-storey four-bedroom detached houses on a site in Buxworth under permission ref. HPK/2021/0044. The site comprises a sloping, uneven field set between houses off Dolly Wood Close and Brierley Park, and the approved scheme would comprise five dwellings arranged in a cul-de-sac, accessed off Dolly Wood Close.

PROPOSAL

The proposed amendments to the approved plans involve:

Alterations to the house types

- Introduction of fascias, soffits and gable bargeboards
- Removal of eaves corbel stone
- Removal of chimney breast and chimney pot
- Removal of sky lights to rear single storey kitchen
- Change to lounge and landing window style to single pane windows
- Introduction of insulated sectional metal garage door
- Installation of air source heat pumps, located on side elevation.
- Removal of the 900mm high random stone wall and to install only the dark stained 1800mm close boarded fence, along with a hawthorn hedge, like the boundary treatments proposed in other parts of the site.

A revised materials palette

- Etherow natural stone/reconstituted stone with sawn/split face
- Portland reconstituted stone heads and cills
- Polar white silicon based through coloured render
- Agate Grey UPVC flush casement double glazed windows, aluminium composite door, fascias, soffits and gable bargeboards
- Slate grey gutters and rainwater goods
- Reconstituted slate roof tiles

No further alterations have been proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2016/0108 – Proposed outline application with all matters reserved for residential development. Approved.

HPK/2021/0044 - Approval of Reserved Matters following outline permission HPK/2016/0108. Approved.

HPK/2023/0455 – Application for a lawful development certificate for – That a lawful, material start has been made on the site in accordance with condition 1 of HPK/2016/0108. Lawful.

DOC/2021/0008 – Discharge of conditions 2, 3, 5, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18 and 19 relating to HPK/2016/0108. Split decision.

DOC/2021/0100 - Discharge of conditions 3 and 4 relating to HPK/2021/0044. Pending.

DOC/2022/0004 – Application for approval of details reserved by condition 19 of HPK/2016/0108. Pending.

DOC/2023/0047 – Discharge of condition 4 in relation to HPK/2021/0044. Approved.

NMA/2021/0028 – Non-material amendment to HPK/2021/0044 – Revision of house types and some alteration to landscaping and tree protection during the course of construction. 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 for approval of Reserved Matters following outline permission HPK/2016/0108 would constitute a non-material amendment. The proposed alterations are detailed in the 'Proposal' section above. The applicant wishes to make these amendments so that the houses are more efficient to build, with a more practical layout with open plan living to the rear. Additionally, the introduction of UPVC windows, fascias, soffits and

bargeboards would ensure durability for the future residents, along with low maintenance. No further alterations have been proposed.

The proposed alterations relate to various aspects of the approved development. Individually the alterations to the approved scheme are minimal. The application proposes minor changes to the design and materials of the new dwellings and alterations to boundary treatments. None of the houses would be positioned any closer to the existing neighbours and as a result no new neighbour amenity issues have arisen. In terms of design, the houses would continue to have two storeys and gable roofs and the minor alterations would not alter the visual appearance to any significant degree when viewed from Dolly Wood Close or the surrounding area.

The site is sandwiched between two cul-de-sac streets; Dolly Wood Close and Brierley Park. Notably, chimneys are not an integral or present feature of ornamentation amongst the streetscape of Dolly Wood Close. However, chimneys are a very characteristic feature on the dwellinghouses on Brierley Park. As the addresses of the new dwellinghouses would be on Dolly Wood Close and vehicular access would be served by this road, the view has been taken that their removal would not be considered material within the context of the streetscape where the houses are located.

Although the installation of the air source heat pumps would slightly change one of the side elevations of each of the dwellings, they would be located completely out of sight from the wider public domain behind fencing to the front of the dwellings.

The removal of the 900mm high random stone wall and installation of only the dark stained 1800mm close boarded fence, along with a hawthorn hedge (like the boundary treatments proposed in other parts of the site) is considered to be sympathetic to the original approval. Although the stone walls would be removed, the addition of the hawthorn hedging would reflect the character of boundary treatment in other areas of the site. Overall the changes to the boundary treatment are still within the spirit of the original consent and would not alter the visual appearance of the development.

The proposed materials palette would continue to reflect the approved materials palette as well as the character of the surrounding street scene. Notably, a very similar materials palette has already been approved under DOC/2021/0100. The dwellings are not located in a conservation area, therefore there is wider scope for details such as window, door and rainwater goods colour choice.

The proposed alterations are considered to be minor in nature and would not adversely affect the character or appearance of the dwellinghouses as approved. Thus, the character of the buildings 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 proposed alterations to the approved scheme are all minor in nature and would not be out of character with the previously approved details.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 25/06/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council