

DELEGATED DECISION REPORT

NMA/2024/0025
Valid 04/10/2024

BRAMBLE BARN FARM
CROSS CLIFFE
GLOSSOP

APPLICATION FOR A NON-MATERIAL AMENDMENT IN RELATION TO APPLICATION HPK/2021/0514 RE: TO LOWER THE RIDGE LINE AND REDUCE VISUAL IMPACT OF THE ROOF. RIDGE REDUCES BY 375MM FROM THAT ORIGINALLY APPROVED.

(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 site is a detached house on the rural edge of a residential area of Glossop. The property comprises the main house and gardens on the South side of an unadopted track, with a detached parking area to the North side of the track.

All parts of the property are outside the built-up area boundary, but the track forms the boundary of the Green Belt, which the house is therefore located within. A public right of way runs along the access track.

The parking area is enclosed by small trees and bushes and is surrounded to the North by fields, beyond which are situated a residential estate.

PROPOSAL

The proposed amendment to the approved plans consists of the reduction in the pitch and consequently the ridge height of the roof. The ridge would be reduced by 375mm from that originally approved. This has been proposed in order to lower the ridge line and reduce visual impact of the roof. There are no other alterations proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0002/3666 - Conversion Of Unused Barn To Single Dwelling. Approved, 14/10/1985

HPK/2021/0514 – Construction of detached unit housing vehicle garage and farm workshop. Approved, 18/06/2022

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 the construction of a detached garage under HPK/2021/0514 would constitute a non-material amendment. The proposed alteration includes the reduction in the pitch and consequently the ridge of the roof. The ridge would be reduced by 375mm from that originally approved. The applicant wishes to make this amendment to lower the ridge line and reduce visual impact of the roof. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendment, it is considered that the amendment would not materially alter from the approved development scheme. It is considered that the difference between the height of the approved garage and the height of the newly proposed garage demonstrated on the new plans (approximately 37cm) would not be a material alteration. The proposed garage would not change in any other way from the approved garage, thus it would have no greater impact on the character of the site or wider area, nor on the openness of the greenbelt. The neighbouring properties within close proximity to the site would not be negatively affected by the change.

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

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed change is not material. The proposed alteration to the approved scheme is minor in nature and would not be out of character with the previously approved details.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley
Recommendation Date: 30/10/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council