

DELEGATED DECISION REPORT

NMA/2024/0026
Valid 07/10/2024

TORINO ST MARYS ROAD
NEW MILLS

APPLICATION FOR A NON-MATERIAL AMENDMENT IN RELATION TO APPLICATION HPK/2023/0514 - REPLACE CONCRETE ROOF TILES WITH BLUE SLATE, ROOF LIGHT POSITION CHANGES, REAR DOUBLE DOORS ADDED AND REDUCE SIZE OF SOUTH SIDE ELEVATION BI-FOLD DOORS.

**(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 located within the settlement boundary for New Mills as defined by the Local Plan policies map. The site relates to a detached bungalow which is located on the edge of a predominantly residential area. The site forms the end property of a row of dwellings located on the eastern side of St Marys Road. A detached outbuilding is located to the rear of the property. To the south of the site is St Marys RC Church and churchyard, to the east St Marys Catholic Primary School and to the west is High Lea Park. The site is adjoined by the New Mills Conservation Area.

PROPOSAL

The proposed amendments to the approved plans consist of replacing the concrete roof tiles with a blue slate tile, roof light position changes, rear double doors added and reducing the size of the South side elevation bi-fold doors. These alterations have been proposed due to client preference. There are no other alterations proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2022/0497 – Conversion of outbuilding to provide ancillary accommodation. Approved.

HPK/2022/0498 – Raise eaves and ridge of existing bungalow to form two storey dwelling, new front porch, new single storey rear extension and alterations to windows and doors. Refused.

HPK/2023/0514 – Re submission of HPK/2022/0498 – Raise roof level to provide accommodation at first floor, single storey rear extension, new porch and alterations to windows and doors. Approved at appeal.

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.

HPK/2023/0514 would constitute a non-material amendment. The proposed alterations include replacing concrete roof tiles with blue slate, roof light position changes, rear double doors being added and reducing the size of the South side elevation bi-fold doors. The applicant wishes to make this amendment due to preference. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendments, it is considered that the amendments would not materially alter from the approved development scheme. The replacement of the roof tiles from concrete to blue slate would be considered a design improvement to the dwelling. Slate is a more traditional roofing material in High Peak. Thus, the use of this traditional material would be considered more aesthetically pleasing than the use of concrete tiles, especially considering the positioning of the site just outside the boundary of the New Mills conservation area.

The change in the positioning of the roof lights on the front roof plane would not have a detrimental visual impact on the site. There would be no change in the size or number of the roof lights, only the positioning of them on the principal roof plane. Therefore, they are still considered to be proportionate with the size and design of the building and would not create an incongruous solid to void ratio.

A reduction in the size of the South side elevation bi-fold doors would be considered *de minimis*. Side elevations of dwellings typically have higher solid to void ratios than front and rear elevations, thus the removal of a panel of the bifold doors would better comply with typical design guidance for dwellings. The addition of rear double doors to replace the existing window and door on the rear elevation would be considered

non material. As the doors would be located on the rear elevation of the dwelling, this additional glazing would not be visible to the wider public domain and would therefore have minimal visual impact on the site.

Notably, none of the fenestration alterations would have any more impact on the privacy of any neighbouring dwellinghouses than the approved plans. No shadowing or overlooking would be caused as a consequence of the proposed alterations.

The proposed alterations are 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 alterations to the approved development.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed changes are non material. The proposed alterations to the approved scheme are minor in nature and would not be out of character with the previously approved details or have any additional impact on residential amenity.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 04/11/2024

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council