

DELEGATED DECISION REPORT

NMA/2024/0027
Valid 15/10/2024

66 MACCLESFIELD ROAD
BUXTON

**APPLICATION FOR A NON-
MATERIAL AMENDMENT
IN RELATION TO
APPLICATION HPK/2022/0511-
ALTERATIONS TO REAR
DOOR AND WINDOW
OPENINGS**

**(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 No. 66 Macclesfield Road, Buxton, a two storey detached residential property that sits to the north of the public highway which is characterised by a half hipped roof and a single storey ancillary garage/workshop with a flat roof that extends beyond the rear elevation of the main house.

The domestic curtilage is made up of a front garden and private driveway, with a larger garden to the rear.

The dwelling lies within a linear form of development along Macclesfield Road, which adorns a variety of architectural styles, roof forms, and materials, with no overall uniformity.

The site is bounded to the south by the public highway. The eastern boundary is shared by No.1 Wye Head, which is orientated so that the rear elevation of this property faces westwards towards the garden of the host property. To the west is the detached two storey property No.68 Macclesfield Road. There is no property immediately to the north of the site, due to the extensive length of the garden.

PROPOSAL

The proposed amendments to the approved plans consist of alterations to the rear door and window openings. There would be a proposed alteration of the internal layout to move the ground floor bedroom into the rear. The external alterations include the enlargement of the existing hall window size to improve natural light and the increase in the size of the dormer window. This has been proposed due to the

requirement for more light and a means of escape for the room. There are no other alterations proposed.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/0001/0304 – For proposed erection of garage and workshop. Approved.
HPK/2022/0511 – Hip to gable extension, rear dormer and rear single storey extension. 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 the hip to gable extension, rear dormer and rear single storey extension under HPK/2022/0511 would constitute a non-material amendment. The proposed works include the alterations to rear door and window openings. There would be a proposed alteration of the internal layout to move the ground floor bedroom into the rear. The external alterations include the enlargement of the existing hall window size to improve natural light and the increase in the size of the dormer window. This has been proposed due to the requirement for more light and a means of escape for the room. 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. As all of the proposed alterations would be on the rear elevation of the dwelling, they would not be largely visible to the wider public domain. Therefore, even though the solid to void ratio would change, it would not lead to a visually prominent impact amongst the wider area. The neighbouring properties within close proximity to the site to the North-East would not be negatively affected by the change, due to the approximately 21 metres plus distance between them and the rear elevation of the site.

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 not material. The proposed alterations to the approved scheme are minor in nature and would not be out of character with the previously approved details.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Varley

Recommendation Date: 12/11/2024

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council