

DELEGATED DECISION REPORT

NMA/2024/0028 Valid 15/10/2024	LAND BELONGING TO FORMER ZION METHODIST CHURCH SIMMONDLEY LANE SIMMONDLEY GLOSSOP	NON MATERIAL AMENDMENT RELATING TO HPK/2022/0353 (NON MATERIAL AMENDMENTS)
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MAIN ISSUES

- Whether the proposed amendments are material comparable to the scheme approved under HPK/2022/0353

DESCRIPTION OF SITE

The application site relates to a parcel of land adjacent to Simmondley Lane and Adderley Place, in the Simmondley area of Glossop, which previously contained the Zion Methodist Church which has been demolished following the granting of a Prior Approval application for demolition under Part 11 of the GPDO.

Subsequently, full planning permission has been granted for 8no. dwellings and associated development including access, parking and landscaping under HPK/2022/0353. All pre-commencement conditions have now been discharged under DOC/2023/0072.

PROPOSAL

The application seeks a Non-Material Amendment to the approved scheme which would substitute the approved Site Plan and Elevations (House Types A-E) with revised plans:

The original (approved) drawings to be replaced are as follows:

Proposed Site Plan	(Ref: 1283-A-DR-001 Rev I)
House Type A	(Ref: 1283-A-DR-004 Rev A)
House Type B	(Ref: 1283-A-DR-007 Rev B)
House Type C	(Ref: 1283-A-DR-010 Rev B)
House Type D	(Ref: 1283-A-DR-014 Rev B)
House Type E	(Ref: 1283-A-DR-017 Rev A)

These plans are sought to be replaced with the following:

Proposed Site Plan	(Ref: 1283-JDA-XX-XX-DR-A-0100 P04)
House Type A	(Ref: 1283-A-DR-004 Rev P05)
House Type B	(Ref: 1283-A-DR-007 Rev P05)
House Type C	(Ref: 1283-A-DR-010 Rev P06)

House Type D
House Type E

(Ref: 1283-A-DR-014 Rev P05)
(Ref: 1283-A-DR-017 Rev P05)

The above changes were the subject of a S73 Variation of Conditions application. However, it was identified during the consultation period that owing to the fact that the applicant had not served notice in the correct manner (Press Advert) and completed Certificate C on the Application Form prior to submission, this application could not be determined and was returned to the applicant.

At the point of returning the application, Officers advised the applicant that the proposed changes were likely to be judged as non material ,and was therefore advised to submit a Non-Material Amendment application.

OFFICER COMMENTS

The proposed House Type Elevation drawings submitted with this application show that the vast majority of the architectural features and design aspects relating to house types originally approved under HPK/2022/0353 are consistent. Subtle changes exist in the form of the levels of fenestration (utility doors to plots 2 and 8) as a direct result of approved ground floor levels by virtue of discharging Condition 5 associated with the original consent. The size and scale of all house types remains unaltered.

The changes to house types shown on the revised Elevation Plans are not considered to materially alter the character and appearance of each residential dwellinghouse, or the wider development as a whole, and would result in no material change to the street scene and wider area.

Similarly, minor proposed changes to the access from Adderley Place is not considered to result in any material change to the character and appearance of the site or wider street scene, and did not incur any objection from the Highways Authority when considered under the recent S73 application that had to be returned for procedural reasons.

The proposed amendments do not introduce any new habitable windows that would materially alter the relationship between existing and proposed development.

CONCLUSION / PLANNING BALANCE

In light of the above analysis, it is considered that the minor changes to the site access and minor changes to house types as shown on the submitted plans do not amount to material amendments, and as such it is recommended that this application be approved.

OFFICER RECOMMENDATION: **Approve**

Case Officer: James Stannard

Recommendation Date: 12th November 2024

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council