

DELEGATED DECISION REPORT

NMA/2025/0005 Valid 03/02/2025	1 LARK HILL TERRACE UNNAMED ROAD FROM BROOK BOTTOM ROAD TO LARK HILL TERRACE NEW MILLS	NON-MATERIAL AMENDMENT IN RELATION TO HPK/2021/0705 (NON MATERIAL AMENDMENTS)
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MAIN ISSUES

- Whether the proposed amendments sought by the applicant are materially different to the scheme approved under HPK/2021/0705

DESCRIPTION OF SITE

The application relates to No.1 Lark Hill Terrace, an end of terrace two storey property that sits at the end of a row of 5 cottages, set back from the public highway behind a detached dwellinghouse known as Country Wynds, New Mills.

PROPOSAL

The application seeks a Non-Material Amendment to HPK/2021/0705 which granted permission for a two storey side extension on 6th July 2022. The amendment relates to changes to the layout of fenestration on the western (side) elevation of the approved extension.

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.

The amendment sought under this application solely relates to the western elevation, and changes to the location of fenestration within it. The plans show the approved location of the windows on this elevation by way of a dashed green line, and the amended location of the windows, which amount to a difference of approximately 250mm.

Such a change would not give rise to any material change to the relationship with neighbouring properties and any impacts upon residential amenity. Similarly, there would be no material change to the design or appearance of the windows and as a consequence of the minor relocation, would not be materially different to the approved scheme having regard to the character and appearance of the property or

the wider street scene. As such, it is considered that the proposed amendments are not material and the application is thus recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: James Stannard

Recommendation Date: 3rd March 2025

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council