

DELEGATED DECISION REPORT

NMA/2025/0014
Valid 24/03/2025

GREEN ACRES GOW HOLE
FURNESS VALE

NON MATERIAL AMEDMENT
IN RELATION TO
HPK/2024/0305 - AMENDING
THE PROPOSED GARAGE
FLAT ROOF TO A PITCHED
ROOF STRUCTURE.

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Is the proposed amendment to the approved scheme non-material.

DESCRIPTION OF SITE

The application site relates to a large detached plot, located within the green belt to the east of Furness Vale. The dwelling has an adjoining garage to the side elevation and has previously been extended to create a rear porch area which is now used as a utility room and a conservatory to the side elevation.

The dwelling has one neighbouring property, Goyt Cottage to the west and is accessed by a private road, at the bottom of which sits Meadows Farm, over 280m to the south of the application site.

PROPOSAL

The application seeks a non-material amendment application via Section 96a of the Town and Country Planning Act 1990 to the approved plans regarding the previously approved application (ref no. HPK/2024/0305). The proposal is to amend the flat roof of the previously approved garage to a pitched roof.

SITE HISTORY

HPK/2002/0546: Conservatory and rear porch. Approved 28/0/2002

HPK/2024/0305: Proposed extension and alterations. Approved 13/12/2025

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 application seeks to amend the garage approved under HPK/2024/0305 by proposing to amend the flat roof to a pitched roof. With regard to the nature and scale of the proposed amendments, there will be no increase in footprint and it is considered that the proposal would not materially alter from the approved development scheme. There will be a slight increase in height due to the nature of the pitched roof, by just under 1m at ridge height. However, given the shall pitch proposed, this would be de minimus and would result in a visual improvement.

As such the proposed alteration would be considered minor in nature and would not adversely affect the character or appearance of the site as approved, nor would there be any adverse impact upon neighbouring properties.

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 : APPROVED

Case Officer: Jennifer Robb

Recommendation Date: 11/04/2025

X 

Signed by: Ben Haywood

On behalf of High Peak Borough Council