

DELEGATED DECISION REPORT

NMA/2025/0011
Valid 10/03/2025

12 PENNINE ROAD
SIMMONDLEY
GLOSSOP

**NON MATERIAL AMENDMENT
IN RELATION TO
HPK/2024/0462
CHANGE FROM THE
APPROVED BRICK TO
RENDER.
CHANGE TO APPROVED
WINDOW COLOUR
STONE CILLS INCLUDED TO
GROUND FLOOR WINDOWS
OF NEW EXTENSION**

**(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 village of Simmondley, approximately 1 mile from the centre of Glossop. The site comprises a detached property bound by No.14 to the east and No.10 to the west. A primary school is situated across the public highway and there are some commercial units to just to the south.

PROPOSAL

The application proposes amending the approved brick work to render, the windows are proposed to be changed from grey UPVC to black UPVC, and adding stone cills to the ground floor windows of the new extension.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2024/0462 – single storey front extension. Approved 06/01/2025

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 proposed NMA seeks to amend the approved scheme through alterations to the design of the development by amending the approved materials. The alterations would not increase the overall scale or mass of the building and proposes using render as the external finish rather than brick. The windows are proposed to be changed from grey upvc to black, with the inclusion of stone cills.

Condition 3 on the Decision Notice of the planning consent states:

“Notwithstanding the details shown on the approved plans, the external facing and roofing materials shall match in colour, form and texture to those of the existing building, using facing brickwork and concrete interlocking tiles to match the host dwelling and there shall be no variation unless granted by a separate planning application.”

The use of render for the principal elevation was not considered an appropriate material, with Pennine Road characterised by mostly brick properties, therefore a condition was imposed to ensure brickwork was used to match the dwellinghouse. It was considered that the use of render would be at odds with the predominant use of brick, with render and/or cladding the minority material within the street scene. Accordingly, the above condition was imposed.

The proposed alteration to the colour of windows would not significantly alter the visual appearance of the dwelling. The windows would continue to be the same size and proportion as approved, and the insertion of cills would amount to being non material. Both of these elements are considered to be acceptable and non material in nature.

However a section 73 application would be required to vary the condition in respect of the use of the external facing materials. As such, the proposed amendments are considered by the Council to be non-material in nature. Indeed, the change of material would materially alter the visual appearance of the front elevation of the property and is unlikely to be supported.

CONCLUSION / PLANNING BALANCE

In summary, it is considered that within the context of the original application, the proposed changes are not within the scope of a non-material amendment application and would not be acceptable.

OFFICER RECOMMENDATION : Refuse

Case Officer: Jennifer Robb

Recommendation Date: 16/09/2025

X *J Colley*

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council