

DELEGATED DECISION REPORT

NMA/2025/0034
Valid 17/12/2025

**PLOT 63 AND 64 LAND TO
REAR OF HALLSTEADS
DOVE HOLES**

**NON MATERIAL AMENDMENT
IN RELATION TO
HPK/2016/0488**

**(NON MATERIAL
AMENDMENTS)**

MAIN ISSUES

- Whether changes are materially different to the approved scheme

DESCRIPTION OF SITE

Greenfield site currently undergoing residential development. The application relates to the approved dwellings on plot 63 and 64 only of phase two.

PROPOSAL

The amendments to plot 63 & 64 are shown on drawing L558/132 Scheme A Type GM plot 63 and 64. The amendments are required because demand for slightly more space within these house types is preferable which has come from consumer dialogue. The amendments are follows:

- The minor increase of the front and rear elevation of 500mm to each of the plot types G (approved drawing L558/25 Rev B).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

N/A

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

Grant of outline planning permissions for the whole site under HPK/2013/0319 and HPK/2013/0625, and reserved matters approval for 21 dwellings in phase one under HPK/2015/0563.

The outline permission was re issued on 16 December 2018 under HPK/2018/0526 to facilitate a phased discharge of highways conditions and phased development.

Application for approval of the remaining reserved matters in phases two and three was approved by the Council's Development Control Committee in January 2017 under HPK/2016/0488. The formal decision notice was issued on 25 October 2019.

There have been a number of s73 and NMA applications since that time to make various minor changes to individual plots.

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.

In this case, there are principally 3 issues to consider: design, amenity and parking.

Design



Approved

Proposed

Whilst the proposed dwellings will be slightly wider than the approved scheme the overall design of the elevation is as per the approved scheme and as such will not impact on the character and appearance of the street scene and is considered to be in keeping with the character of this modern suburban housetype. As such this is not considered to be a material change.

Amenity

No change is proposed to the fenestration so no overlooking issues are raised. A substantial side garden exists to the neighbouring property at no.146 and therefore no amenity issues are raised in respect of overshadowing or overbearing impacts on this property. No principal windows are proposed in the side elevation of the adjoining property. Therefore no other amenity issues are raised as a result of the dwellings being closer together. .

Parking

The proposed increase in width will not affect the availability of parking which is proposed in front of the dwellings rather than to the side as per the original scheme.

The proposal would continue to comply with the adopted parking standard in the local plan and therefore is not a material change.

CONCLUSION / PLANNING BALANCE

For the reasons set out above the proposals are considered to be a non-material minor amendment.

OFFICER RECOMMENDATION : **Approve**

Case Officer: Ben Haywood

Recommendation Date: 20th April 2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council