

DELEGATED DECISION REPORT

NMA/2026/0005
Valid 24/03/2026

168 LIGHTWOOD ROAD
BUXTON

NON MATERIAL AMENDMENT
IN RELATION TO
HPK/2023/0492

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

- Whether the proposed amendment(s) amount to an amendment that is materially different to the proposed development approved under HPK/2023/0492, as a matter of fact and degree.

DESCRIPTION OF SITE

The application site is located within the built-up area of Buxton, within an existing urban landscape.

There are significant level changes across the site. From the front, the property has an appearance of a two storey dwelling when viewed from Lightwood Road. However to the rear, as a result of the level differences, an additional storey provides lower ground floor living space.

The existing property is finished with pebble dashed render and already has an eclectic mix of windows in terms of their size, positioning, and method of openings.

'The Park' Conservation Area is located over 300m away to the south-west of the site. The 'John Duncan School Wye House, Corbar Road', a Grade II Listed Building, is also located in excess of 300m to the south-west of the site. Numbers 195, 197, 199 and 201 Lightwood Road, located circa 170m to the north-west, are also Grade II listed buildings.

PROPOSAL

Planning permission has previously been granted at the application site for a two storey side extension which approved a hobby room at lower ground floor, and a new bedroom with en-suite at ground floor level. A window was located in the principle elevation of the extension serving the bedroom, along with two roof lights serving the same space.

The application seeks a non-material amendment via Section 96a of the Town and Country Planning Act 1990, to undertake the following aspects to the extension:

1. Reduce the width of the side extension by approximately 0.45m (from 4.7m to 4.25m).
2. Reduce the size of the lower ground floor hobby room, requiring less excavation.
3. Remove the 2 approved roof lights from the principle roof slope, and install 1 roof light on the rear roof slope.
4. Replace the single window on the principle elevation with 2 windows.
5. Replace the two windows on the rear elevation with a large window.

The submitted application form sets out the reason(s) for the proposed changes, which is due to hard rock and site constraints being encountered, requiring the extent of the excavations to be reduced and the overall width of the extension to also be reduced as a result. The fenestration has been amended due to associated internal reconfigurations.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The following applications are considered to be the most relevant to this application:

- **HPK/2023/0492** - Proposed two storey extension. Existing shared access to property retained with additional access via french doors provided to rear of the property - Approved 15/02/2024.

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.

The extent of the proposal has been set out above and relates to changes to the size of the extension (a reduction) and alterations to window fenestration.

The reduction in size/width of the extension will improve the developments relationship with the neighbouring property by increasing the separation distance. Similarly, the change in window placements on the front and rear elevations are considered not to result in any material impact upon the amenity of any nearby resident. The location of such windows (i.e. on the front and rear elevations), and their separation distances and relationship to neighbours has previously been found to be acceptable and would remain the case with the revisions to the fenestration details.

Given the separation distances and intervening built form and landscaping, the proposed alterations are considered not to result in harm the significance of the Conservation Area or the Listed Buildings.

Overall it is considered that the changes would not have a detrimental effect on the character of the area, nor would they cause detrimental harm to the living conditions of any nearby residents or compromise local highway safety and/or capacity. Overall they are considered to be non material in nature.

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 : APPROVE

Case Officer: Alex Bonser

Recommendation Date: 17/04/2026

X 

Signed by: Jane Colley Signature

On behalf of High Peak Borough Council