

DELEGATED DECISION REPORT

NMA/2026/0016
Valid 15/07/2026

STUBBINS LEA STUBBINS
LANE
CHINLEY

APPLICATION FOR A NON-
MATERIAL AMENDMENT IN
RELATION TO PLANNING
APPLICATION HPK/2023/0543

(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/2023/0543, as a matter of fact and degree.

DESCRIPTION OF SITE

The dwelling known as 'Stubbins Lea' is a detached dwelling house located on Stubbins Lane, on the junction with an unnamed road leading to a neighbouring farm. The application site is a two storey stone dwelling with timber sash windows and slate tiled roof. The dwelling has previous single storey element including a conservatory, and garage. The site has off street parking for one vehicle to the front of the dwelling house, there is also an off-street parking area to the rear of the curtilage providing off-street parking for a further 2 vehicles.

The application site is located within the greenbelt and open countryside.

PROPOSAL

The application seeks approval to make amendments to the previously approved drawings under consent HPK/2023/0543. These amendments include:

1. New roof structure over the utility room
2. Remove Utility Room chimney
3. Amendments to fenestrations
 - a) Extension south elevation: glazing bars added
 - b) Extension west elevation: apex window replaced with square
 - c) Utility Room west elevation: new window into existing opening, sill raised above kitchen unit level.
 - d) Utility Room north elevation: altered window arrangement and sill raised above kitchen unit level.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

HPK/2023/0543 - Demolition of existing conservatory. New single storey side extension, with internal alterations to include new rooflight to the rear. (Approved in 2024)

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.

This application seeks consent for a number of non-material amendments to the scheme approved under application HPK/2023/0543 for the demolition of the existing conservatory, erection of a single-storey side extension and associated internal alterations. The proposed changes relate primarily to the approved utility room roof, removal of an existing chimney, and various alterations to fenestration arrangements.

The amendments include the replacement of the approved utility room roof with a new roof structure set at a level that aligns with the adjoining breakfast room roof using roof slates specified to match those of the existing dwelling. The applicant advises that the existing roof structure is beyond repair.

The proposal also includes the removal of the existing utility room chimney. The chimney is the smallest of several chimneys serving the dwelling and its removal would result in only a minor alteration to the dwelling.

A number of relatively minor amendments to the approved window arrangements are also proposed. These comprise the addition of glazing bars to a window on the south elevation of the extension, replacement of the approved apex window on the west elevation with a square window, and alterations to window openings within the utility room, including revised configurations and the raising of sill heights to accommodate internal kitchen units. The submitted drawings indicate that the amended windows would be finished in a painted colour consistent with the existing material palette of the dwelling.

The proposed amendments are limited in scale and would not materially alter the size, siting, or overall appearance of the approved development. The amendments would not result in any material change to the relationship between the development and neighbouring properties, nor would they generate additional impacts in respect of residential amenity, overlooking or overshadowing. The development as amended would remain acceptable within in context within the greenbelt and countryside.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed changes are non-material. The proposed alterations to the approved proposal are minor in nature and would not be out of character with the previously approved details.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Agatha Dutton

Recommendation Date: 15/09/2026

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council