

Non-Material Amendment

30th of September 2026

Planning Department
High Peak Borough Council
PO Box 136
Buxton
SK17 1AQ

Site address: 136 Lightwood Road, Buxton, Derbyshire, SK17 6RW

Dear Sir/Madam,

Application for a Non-Material Amendment to Planning Permission HPK/2025/0370

Replacement outbuilding to the rear of the property, at the above address.

I write on behalf of my client, Mr W. Annison, to apply for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended) to planning permission HPK/2025/0370, granted on 21st November 2025 for a replacement outbuilding to the rear of the property.

Since the grant of permission the design has been developed into construction information and refined to reflect the client's requirements. The resulting changes are described below. They are modest in scale, the use and general form of the outbuilding are unchanged, and in my view they do not, individually or cumulatively, alter the nature, character or impact of the approved development. I therefore consider them to be non-material.

Enclosed documents

This letter accompanies the following:

Application form (PP-15250536)

A_SNK_S_201 Rev B – Proposed Site Plan

A_SNK_P_300 Rev F – Proposed Ground Floor Plan

A_SNK_P_301 Rev F – Proposed Roof Plan

A_SNK_P_400 Rev F – Proposed Elevations (Front & Rear)

A_SNK_P_401 Rev F – Proposed Elevations (Side)

A_SNK_P_402 Rev F – Proposed Section

A_SNK_P_410 Rev F – Proposed Elevations (Additional details including boundary and roof profile)

Existing Site Photos (dated 28th September 2026)

I request that these drawings replace A_SNK_S_201 Rev A and A_SNK_P_300, 301, 400, 401, 402 and 410 Rev B in the list of approved plans under Condition 2 of the permission. All other approved plans listed under Condition 2 remain unchanged.

1. External materials

The approved scheme used natural stone walling to the gable walls, with insulated metal cladding to the roof and to the long side elevations.

It is now proposed that all elevations are finished in natural stone, with coursing and stone to match the host dwelling, apart from the west elevation facing the neighbouring boundary. This elevation is proposed in render,



painted a neutral colour, with natural stone returns from the gable walls. The west elevation sits behind the existing boundary fence, which is retained, so the render will have very limited visibility.

The roof covering is changed from metal cladding to red clay roof tiles to match those of the porch to the house. Together these changes give the outbuilding a more traditional palette taken directly from the existing house, reinforcing its subservient and ancillary character.

I note that Condition 3 requires details of the stone and sheeting, including materials and colour, to be approved before work commences above foundation level. As metal sheeting is no longer proposed, I will submit details of the natural stone, render and clay roof tiles to discharge Condition 3 in the usual way, following the determination of this non-material application.

2. Size and setting out

The principal dimensions of the approved and amended schemes are compared below.

Dimension	Approved	Proposed	Change
Overall width	5,525mm	5,600mm	+75mm
Length of main element	12,600mm	12,600mm	No change
Length of store	3,550mm	4,450mm	+900mm
Eaves height	2435mm	2435mm	No change
Ridge height	3,515mm	3,760mm	+245mm

The overall width increases by a nominal 75mm to reflect site setting out and the construction build-up. The length of the main element is unchanged.

The store is lengthened by 900mm to provide space for plant, namely the battery storage associated with the photovoltaic panels, along with cycle storage. The end gable of the store aligns with the back door and the rear outshoot of the house, so the store continues to read as a subservient, secondary element.

3. Roof

The ridge height increases by 245mm. This results from the steeper roof pitch (25 degrees) needed to suit clay roof tiles in place of the approved metal roofing. The eaves have been kept at the approved height, so the additional height is confined to the roof slope, which rises away from the boundary.

The number of rooflights is reduced from six to four. The photovoltaic panels are of a similar overall size to those approved, but are now split across both roof slopes rather than one.

4. Windows and doors

The side and rear openings have been revised as follows. On the east elevation (the long elevation facing the garden), the two large full-height glazed openings are replaced with two traditional windows and one full-height glazed opening, reducing the overall extent of glazing. On the north elevation, the approved window is replaced with full-height glazing overlooking the applicant's own garden.

Both elevations face into the applicant's garden, and the revised openings do not introduce any new overlooking of neighbouring properties.

Conclusion

As described and illustrated on the proposed drawings, the amendments are minor refinements arising from the detailed design and construction of the approved outbuilding. The use, siting and overall form are unchanged; the dimensional changes are small; the materials are more closely matched to the host dwelling; the number of rooflights and extent of east-facing glazing are reduced; and there is no additional impact on the amenity of neighbouring residents. The outbuilding will continue to be used for purposes incidental to the enjoyment of the dwellinghouse, in accordance with Condition 4. I therefore respectfully request that the Council agrees to these amendments as non-material under Section 96A.

Should you require any further information, please don't hesitate to contact me.

Yours faithfully



Adam Swain-Fossey RIBA ARB

For and on behalf of Swofo Architects LTD

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