

Application Reference	DC/067570
Location:	15 Langford Road Heaton Chapel Stockport SK4 5BR
PROPOSAL:	Non material amendment to DC/064278
Type Of Application:	Non-Material Amendment
Registration Date:	30/10/2017
Expiry Date:	27/11/2017
Case Officer:	James Appleton
Applicant:	Mr Jon Guarnaccio
Agent:	Gibson Architects

COMMITTEE STATUS

Heatons & Reddish Area Committee. The applicant's wife, Mrs Guarnaccio, is a Nature Development Officer at SMBC. Under Part 1 (2) of the Council's Schedule of Delegation Arrangements for Development and Related Matters. This application is therefore a matter to be determined by Planning and Highways Regulations Committee.

DESCRIPTION OF DEVELOPMENT

This application seeks consent for minor non-material amendments to planning approval DC/064278 (which was for Demolition of existing single storey outrigger and rear bay, and proposed single storey rear extension and rear dormer.). The proposed amendments involve the replacement of previously timber framed double glazed patio doors to the rear which will now be powder coated aluminium framed double glazed bi-fold sliding doors, colour - mid grey.

In addition the previously black painted timber and vertical slate to dormer will now be replaced with Code 5 lead cladding, natural finish.

SITE AND SURROUNDINGS

The application property is located within the Heaton Moor Conservation area and forms an end terraced dwelling on Langford Road, Heaton Chapel. The property is also covered by an article 4 (2) direction.

The property is faced with red brick and has a grey slate roof and white wooden sash window frames. There is a dormer window to the front of the property and two rooflights to the rear. The surrounding area is predominantly residential, consisting of mainly terraced housing from similar building periods. There is a variety of different rear extensions and rear dormers within the rear streetscene.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications/appeals to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.

Section 96A of the Town and Country Planning Act 1990 and Section 190 of the Planning Act 2008 outlines the power to make non-material changes to planning permission.

- (1) A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.
- (2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.
- (3) The power conferred by subsection (1) includes power—
 - (a) to impose new conditions; (b) to remove or alter existing conditions.
- (4) The power conferred by subsection (1) may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission relates.
- (5) An application under subsection (4) must be made in the form and manner prescribed by development order.
- (6) Subsection (7) applies in relation to an application under subsection (4) made by or on behalf of a person with an interest in some, but not all, of the land to which the planning permission relates.
- (7) The application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.
- (8) A local planning authority must comply with such requirements as may be prescribed by development order as to consultation and publicity in relation to the exercise of the power conferred by subsection (1).

RELEVANT PLANNING HISTORY

DC/064278 - Demolition of existing single storey outrigger and rear bay, and proposed single storey rear extension and rear dormer. – Granted – 17/02/2017

NEIGHBOUR'S VIEWS

N/A

CONSULTEE RESPONSES

Conservation & Heritage Team – No objections (verbal response).

ANALYSIS

The main issue to consider is whether the proposed changes would have any differing impact than the approved scheme.

The dormer has been constructed with lead sheet cladding as illustrated in the photographs below. The use of lead in lieu of slate has resulted in significantly less bulk and therefore reduced the overall impact. The dormer is modest in scale and the material changes are considered to result in a high quality appearance using a traditional material with minimal ongoing maintenance requirements.

The applicant requires a level threshold at the patio doors for mobility reasons, which can be attained with the aluminium bi-fold doors but not timber framed.

The revision of the materials will have very limited impact on the appearance of the approved scheme and there will be no adverse impact on the design quality of the development.

It is considered that there will be no impact on any neighbouring occupiers as a result of the proposed changes. It is therefore considered that the amendments are acceptable and sufficiently minor so as not to require further detailed assessment and further consultation. In addition the Conservation officer has no objections.

Conclusion

The proposed amendments are considered to be a minor change to the design of the proposal and as such the amendments are recommended for approval. The proposal complies with the provisions of Section 96A of the Town and Country Planning Act 1990 and Section 190 of the Planning Act 2008.

RECOMMENDATION

Grant

HEATONS AND REDDISH AREA COMMITTEE (11/12/17)

The Planning Officer introduced the application and highlighted the pertinent issues of the proposal.

There were no requests to speak in objection to or in support of the proposal.

Members resolved to refer the application to Planning and Highways Regulation Committee with a recommendation to grant.