Development Management– Delegated Officer Report

Application Number: AWDM/0682/18 Recommendation – Approve

Site: **75 Halewick Lane, Sompting, Lancing**

Proposal: **Non material amendment to AWDM/1054/17 for amendments to permitted rear extension consisting of omission of green sedum roof and alteration to windows and door on rear (west) elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings and Proposal

Consent was approved for a single storey side and rear extension at the application site. A sedum roof was proposed on the approved drawings to the rear flat roof extension. The approved plans also showed central sliding doors with windows either side to the rear elevation of the approved single storey extension. This application seeks consent to amend the approved drawings. It is proposed that the sedum roof will be removed and the glazing will be increased to the rear elevation with a large sliding door and full height window adjacent.

The property is not in a conservation area and is not listed.

Representations

None received.

Relevant Planning Policies and Guidance

Not Applicable (see below).

Planning Assessment

A provision to provide a mechanism to make non-material amendments to planning permissions has been introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the Town and Country Planning Act 1990. Section 190 commenced on 1st October 2009. Section 96A allows a non-material amendment to be made to an existing planning permission via a new application procedure.

There is no statutory definition of ‘non-material’. This is because it is so dependent on the context of a particular scheme, what may be non-material in one context may be material in another. In order to grant an application a LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non-material amendment the Government’s National Planning Practice Guidance states that the LPA must have regard to the effect of the change, together with any previous changes made under s.96A.

They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As it is not an application for planning permission, s.38(6) of the Planning Act 2004 does not apply. However, the extent to which the proposed amendments comply with the relevant Development Plan policies is a material consideration.

The changes proposed are considered to be minor and in this case will result in no significant adverse impact upon neighbours or street scene. The increased glazing will not affect the appearance or design of the building to any significant degree and will not result in any more overlooking than already exists.

The loss of the sedum roof is regrettable as this feature represented a unique element to this contemporarily designed development however it is not integral to the design here and its loss does not detract from the proposal as a whole. The proposed extension is acceptable as amended and the impact of the changes are minor.

Recommendation

Approve as the proposal will not materially change the proposal or its impacts.

New Plans

Drawing No. NM-219-12 - Non Material Amendments - received 4th May 2018
Drawing No. NM-219-11 - Non Material Amendments - received 4th May 2018

Old Plans

Drawing No: PA-219-12 Rev A - received 4th September 2018
Drawing No: PA-219-11 Rev A - received 4th September 2018

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 29 May 2018

Authorised and signed by: Jo Morin Date: 31 May 2018