Expiry Date - 11/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1055/25 **Recommendation – APPROVE**

Site: **94 Lavington Road Worthing West Sussex BN14 7SJ**

Proposal: **Non-material amendment to approved AWDM/0553/25 for replacement of bifold doors on the west elevation with a casement window**

Date of Site Visit: Seen previously

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

The site is located to the north side of Lavington Road in a predominantly residential area. The road is characterised by large plots with large 2 storey dwellings. The property comprises a detached two storey house with brick elevations and a bay to the front. The roof space of the site has been converted to provide further habitable accommodation. To the side of the site there is a detached garage. The property is set back from the road with a brick and white rendered wall to the frontage. The property has a drive with parking. The property is not within a conservation area, is not a listed building and there are no protected trees on site. The previous application proposed a single storey rear extension in the place of the existing rear extensions. The proposed new extension would be flat roofed with a sky lantern incorporated. The depth is proposed to be approx. 5.8m to the same width as the existing rear extensions. The extensions would be finished in matching brick.

The amendment to this proposal is removing one of the sets of bifolding doors on the western elevation and replacing with a casement window.

Planning History:
AWDM/0553/25 - Single storey rear extension (existing rear extensions removed). Approved

Consultations
None

Representations
N/A

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (2024)

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National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

Section 96A of the Act allows a non-material amendment to be made to an existing planning permission via an 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 local planning authority must be satisfied that the amendments sought are non-material. s96A also allows for changes to conditions:

Power to make non-material changes to planning permission

(1)A local planning authority ... 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.

In this case, the proposed change is considered to be non material as it does not result in a material change to the character or appearance of the development or to residential amenity.

While there will be a change in the external appearance of the western elevation from a bifold door to a casement window, in the context of the development overall the change is not considered to be significant. There will be no discernible impact on residential amenity.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawings:

EXTG & Proposed Details A01 Rev 03 – NMA – West Elevation July 2025, Location and Block Plan A02 Rev 3 – NMA – West Elevation July 2025.

…….. existing planning permission AWDM/0553/25 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos:

EXTG & Proposed Details A01 Rev 2 30 April 2025,
Location and Block Plan A02 Rev 2 30 April 2025.

Case Officer: Finlay Gardner Date: 12/09/2025

Authorised by: Louise Prew Date: 12/09/2025