# Development Management - Delegated Officer Report

**Application Number: AWDM/1650/14 Recommendation – Approve**

**Site: 221 Manor Hall Road, Southwick**

**Proposal: Non-material amendment to approved application AWDM/0751/14 for replacement of shallow pitched roof to rear extension with part flat/part pitched roof with roof window**

**Date of site visit: N/A**

**Neighbours checked: N/A**

**Additional neighbour notifications: N/A**

**Proposal, Site and Surroundings**

The application relates to an end of terrace house on the north side of Manor Hall Road, adjacent to a public footpath which forms the boundary with Brighton and Hove City Council. Permission was granted earlier this year for a two storey side extension with a smaller two storey extension at the rear (AWDM/0751/14).

This application seeks approval for a non-material amendment to replace the pitched roof of the rearmost extension with a flat roof with false pitch. A raised rooflight is proposed within the flat roof.

**Relevant site history**

As above

**Consultations**

Not applicable

**Representations**

No third party consultations were carried out in line with guidance for dealing with non-material amendment applications.

**Relevant Planning Policies**

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

**Planning Assessment**

**Visual amenity**

The proposed amendment is a minor alteration which does not have a harmful impact on the character or appearance of the approved extension or host property.

**Residential amenity**

The proposed amendment is a minor alteration which does not have a harmful impact on the residential amenities of the neighbouring dwelling. The rooflight will be at such a height above the internal floor to prevent any opportunity for views towards the neighbour.

**Recommendation**

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

Drawing 1124/01 received 24 November 2014

…….. existing planning permission AWDM/0751/14 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 1124 P1 received 20 June 2014

Is recommendation contrary to any representations? N/A

Case Officer signed: Peter Barnett Date: 3 December 2014

Authorised and signed by: Gary Peck Date: 4 December 2014