Development Management – Delegated Officer Report

Application Number: AWDM/0997/17 Recommendation – Approve

Site: 7 Seaside Road, Lancing BN15 8DD

Proposal: Non material amendment to rear extension permitted under AWDM/0505/17 for substitution of hipped roof instead of gable

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 02.05.2017

Site and Surroundings

The application relates to a semi-detached residential bungalow positioned on the east side of Seaside Road, Lancing. The character of the street is predominantly bungalows. The bungalow has an existing rear conservatory, and an existing garage on its side boundary.

The boundary to the neighbouring property no. 9 is a wall approx. 1.8m high and there is a garage set back from the frontage next to the boundary with the application site, it is taller that the fencing x approx. 300mm. The boundary to no. 5 is approx. 1.3m high.

Proposal

The current application is for a minor non material amendment to AWDM/0505/17, to change the approved gable roof on the rear extension to a hipped roof. The dimensions of the extension will not alter. (NB the glazed rear doors will be of a different style than those approved, but the opening is of the same width)

Consultations

None undertaken.

Representations

None

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 alteration to the roof will be a reduction in the volume of the roof and will be in keeping with the roof of the dwellinghouse. Accordingly, it is considered that the changes are in this case Non-Material.

Recommendation

The works proposed would not materially alter the visual appearance of the building from what was previously approved and nor would they alter the use and function of the building. Consequently, the hipped roof would not have a materially different impact on the established character and appearance of the street scene or residential amenities from what was previously approved.

The proposed amendments to the scheme would result in an equivalent quality of design that would relate satisfactorily to the established character and appearance of the street scene.

It is therefore considered that both of the above are factors that should be considered under the provisions of s.96A of the Act.

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

Proposed Plans

Existing Plans & Elevations Drawing No. 16/1214/01 Received 29.06.2017
Proposed Plans & Elevations Drawing No. 16/1214/02 Revision A
Received 29.06.2017

Approved Plans

Existing Plans & Elevations	Drawing No. 16/1214/01	Received 27.03.2017
Proposed Plans & Elevations	Drawing No. 16/1214/02	Received 27.03.2017

Is recommendation contrary to any representations? N

Case Officer signed: Eve Hearsey Date: 20.07.2017

Authorised and signed by: Peter Barnett Date: 26 July 2017