# Development Management – Delegated Officer Report

**Application Number: AWDM/0775/25 Recommendation: Approve**

**Site: 53 Ring Road, Lancing, BN15 0QE**

**Proposal: Application for a Non-Material Amendment to previously approved AWDM/1398/23 to change the tile hung section to render.**

**Date of Site Visit: Seen previously**

**Neighbours Checked: N/A**

**Additional neighbour notification: N/A**

**Site and Surroundings:**

The application site is a large two storey property on the southern side of Ring Road, Lancing. Ring Road is characterised by large detached properties set within large plots. Most of the properties have undergone a number of alterations to the front and rear.

Due to the location the site is located on a steep topography with the rear being set much lower than the front of the property.

Permission was granted for a front and rear single storey extension etc. which included change of the tile hanging to cladding. (AWDM/1398/23 refers)

**Proposal:**

The proposal relates to a non-material amendment to the approval AWDM/1398/23. This permission sought to remove the existing tile hanging and replace with cladding.

The current proposal seeks not to use cladding or to retain the tile hanging, but to render the whole of each elevation.

**Planning History:**

**AWDM/1398/23** Front and rear single storey extensions. New raised steps to rear. Change of tile hanging to cladding.
**Approved 21.12.2023**

**Consultations:** None

**Representations** N/A

## Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15

## 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.

There are other dwellings within the locality that are all rendered or partially rendered, indeed the existing dwelling the subject of this application is partially rendered, therefore to extend the render to the upper floor will be in keeping with the character and appearance of the locality in general.

## Recommendation

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

Drawing: Non-Material Amendment - Title: Proposed Elevation A
Drawing No: ACR/006/23/06; and

Drawing: Non-Material Amendment - Title: Proposed Elevation B
Drawing No: ACR/006/23/07

…….. existing planning permission AWDM/1398/23 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. ACR/006/23/07 Rev A

Case Officer: Eve Hearsey Date: 17.07.2025

Authorised by: Peter Barnett Date: 17 July 2025