Development Management - Delegated Officer Report

Application Number: AWDM/0492/22 Recommendation – APPROVE

Site: 372 Upper Shoreham Road, West Sussex

Proposal: Non Material Amendment to approved AWDM/1025/21. Roof design and materials are being changed from a pitched tile roof with glass panels to a flat roof with a glass lantern

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a large detached chalet bungalow on the north side of Upper Shoreham Road. The property is a 'U' shape with two large gable projections to the rear with side dormers and a deep recessed section in between. Consent was granted under AWDM/1025/21 for a single storey extension to infill this section at 6.5 metres in depth. A hipped roof was approved with some tiles and some glazing. The approved plans also showed bifolding doors to the rear.

The current application is a non- material amendment and the proposed plans show the roof of the infill extension changed from a hipped roof to a flat roof with a roof lantern.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

In assessing applications for a non-material amendment the Government's National Planning Practice Guidance states that the local planning authority 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 this 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 principal issue is whether the proposal is non- material in nature that the changes are not of consequence, significance or substance.

Visual amenity

As previously assessed the extension is to the rear of the building and is not visible within the street scene. Despite its depth it is enclosed between two projections and is subservient to the main dwelling. The roof as amended will have no adverse impact upon the character and appearance of the dwelling house; the flat roof with roof lantern will not be significantly different to the previously approved hipped roof. The footprint of the extension will remain the same.

Residential amenity

As previously assessed due to the position of the extension between the existing side gable projections it is not considered that there will be any adverse impact upon adjacent neighbouring properties. The extension will not be visible from either side. To the rear the northern boundary of no. 3a Buckingham Avenue. This is to the rear of the garden. The application site has a deep rear garden and therefore due to the modest addition and it being infill there will be no greater overlooking to the rear than already exists. No loss of light, privacy or overbearing impact will occur to any adjacent neighbouring properties. The roof as amended will not alter this assessment. The overall height of the extension will not be increased and no harm will result.

Conclusion

The proposed amendments are considered to be non-material in nature and would not have any adverse impact on the visual or residential amenities of the area and are therefore acceptable.

Recommendation

APPROVE

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 13th April 2022

Authorised by: Peter Barnett Date: 13 April 2022