Expiry Date - 18/06/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0616/14 Recommendation – APPROVE

Site: 3 Beach Road Shoreham By Sea West Sussex

Proposal: Application for non-material amendment following a grant of planning permission AWDM/0513/13. Amendment: reduce the size of the building

Date of site visit: 18-6-2014
Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two-storey detached property with rendered white walls and front balcony. There is a single storey garage built to its western side.

This application is for non-material amendments to the scheme previously approved under AWDM/0513/13, by way of the following:

- omit 2.3 metres length of the previously approved rear extension,
- omit rear timber deck,
- omit hard landscaping of the rear garden and straight concrete paving at front

Relevant site history
AWDM/0513/13
Single storey front and side extension (garage and car port demolished)
Approved Conditionally 20.06.2013

Consultations
None

Representations
None

Relevant Planning Policies

Adopted Adur District Local Plan (saved policies): AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

A provision to provide a mechanism to make non-material amendments to planning permissions was introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the town and Country Planning Act 1990.

There is no statutory definition of what 'non-material' is. This is because it is so dependent on the context of the particular scheme, what may be non-material in one context may be material in another. In order to grant an application an LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non-material amendment the Government's guidance in 'Greater Flexibility for Planning Permissions' states that the LPA must have regard to the effect of the change, together with any previous changes made under s96A.

The proposed removal of a length of extension close to the shared boundary would improve the living conditions of the neighbour as it reduces the amount of built form close up to the shared boundary.

Most of the amendments are located at the rear and so not publicly visible, and the adjusted scheme is of 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.

Recommendation

That the application for the non-material amendment be APPROVED.

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

Case Officer: Matthew Porter Date: 18/6/14

Authorised by: Peter Barnett Date: 18 June 2014