

## **Development Management – Delegated Officer Report**

**Application Number:** AWDM/0473/26

**Recommendation:** APPROVE

**Site:** 12 Offington Gardens Worthing West Sussex BN14 9AT

**Proposal:** Non-material amendment to approved AWDM/0506/25 to reduce the size of the extension and remove 1no. skylight.

**Date of Site Visit:** NA

**Neighbours Checked:** N/A

**Additional neighbour notification:** N/A

### **Proposal, Site and Surroundings:**

The application seeks a non-material amendment to reduce the width and depth of the extension and remove a rooflight. The depth would be reduced from 7m to 6.35m and the width past the side wall from 2.3m to 0.7m.

The site is located on the northern side of Offington Gardens. It contains a two-storey detached dwelling set back behind a front garden and driveway. The dwelling has an existing rear extension.

### **Planning History:**

AWDM/0506/25: Single-storey rear and side wraparound extension. Permitted 20 May 2025

### **Consultations:**

None

### **Representations**

N/A

### **Relevant Planning Policies**

National Planning Policy Framework (2024)

### **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.***

There will be a small reduction in the depth of the extension and the width and the removal of a skylight. These are non-material as they do not result in a material change to the character or appearance of the development or to residential amenity.

**Recommendation**

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

|                                  |                     |            |
|----------------------------------|---------------------|------------|
| PROPOSED FLOOR PLANS             | ARC/062/24/05 Rev C | 06.05.2026 |
| PROPOSED ELEVATIONS              | ARC/062/24/06 Rev D | 04.06.2026 |
| PROPOSED SITE AND LOCATION PLANS | ARC/062/24/08 Rev A | 06.05.2026 |

..... existing planning permission AWD/0506/25 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.

|                                  |               |            |
|----------------------------------|---------------|------------|
| PROPOSED FLOOR PLANS             | ARC/062/24/05 | 16.04.2025 |
| PROPOSED ELEVATIONS              | ARC/062/24/06 | 16.04.2025 |
| PROPOSED SITE AND LOCATION PLANS | ARC/062/24/08 | 16.04.2025 |

Case Officer: Louise Prew Date: 08/06/2026

Authorised by: Peter Barnett Date: 8 June 2026