

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

**Application Number:** AWDM/0863/26      **Recommendation:** – APPROVE

**Site:**                1 Longlands Glade Worthing West Sussex BN14 9NR

**Proposal:**        Non-material amendment to approved AWDM/1043/25 for ground floor fenestration alterations including to provide a garage door and window to front elevation, and change a rear window to a door.

**Date of Site Visit:** N/A

**Neighbours Checked:** Y

**Additional Neighbours Notified:** N

### **Site and Surroundings**

The application site is on the southern side of Longlands Glade towards the corner with Longlands. The plot of the property hosts a detached house on the eastern side of the original property. To the rear of the garage there is a single storey rear extension.

To the rear of the site there is a terrace which is elevated above the rear garden which slopes down to the south. The site topography is quite steep with the north being above the south of the site.

The site is not within a conservation area nor is the building listed. The site has 2 TPO's which are located to the northeastern parts of the site.

### **Proposal**

The application seeks to amend the fenestration of the approved development to return the garage door to the front, introduce a window in the front elevation and introduce one door in the place of a window in the rear elevation.

### **Relevant Planning History:**

AWDM/1043/25 - First floor side extension over existing garage with privacy screen; first floor front extension; single storey side and rear extensions; conversion of garage to habitable space; existing fenestration alterations; and existing rear terrace raised.

Reason for reconsultation: Revised plans submitted showing reduction in scale to the rear and new first floor extension to the front and removal of garage.

**STATUS:** Application Permitted 26th May 2026.

AWDM/1483/25 - Application for Certificate of Lawfulness for proposed single storey side extension

**STATUS:** Application Permitted 19th January 2026.

### **Consultations**

None

## Neighbour Representations

None

### Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (MHCLG 2026)

National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

### 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. The changes to reinstate the garage door and the introduction of a window to the front are considered to be minimal in terms of impact with the design to match the host property. The conversion of the rear window to door are at the rear and have limited visibility within the wider townscape.

The change to a door to the rear will not have an adverse impact on residential amenity as it is in place of a proposed window. Overlooking would not be increased.

### Recommendation:

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

Drawing Nos: 210.PL/01h and 210.PL/02f received 20/07/2026

..... existing planning permission AWDM/0863/26 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. 210.PL/01g and 210.PL/02e received 21/05/2026

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

Case Officer: Finlay Gardner      Date: 16/09/2026

Authorised by: Louise Prew      Date: 17/09/2026