

Development Management – Delegated Officer Report

Application Number: AWDM/0164/26 Recommendation: APPROVE

Site: 30 Saxons, Shoreham-By-Sea, West Sussex

Proposal: Application for Non-Material Amendment to previously approved AWDM/1495/25. Amendment: Reducing the roof to the lounge extension.

Date of Site Visit: Visited when assessing original application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling, tucked in at the top corner of the street on higher ground level than the highway and dwellings to the south. As existing there is a flat roof garage and porch projection to the front there are steps to the front door and the ground level increases at the rear also. There is land to the side, north which is currently undeveloped.

Permission was granted to add a single storey front extension on the opposite side to the existing garage projection with a hipped roof added, the front entrance is in between in a recess. A two storey side extension was permitted to the north side and a single storey extension was permitted to the rear.

The design of the ground floor front roof is to be altered from that approved. The middle section roof slope is to be lowered to match the proposed garage extension to the north. The existing projection to the south side will remain with a higher roof.

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 (December 2024)

WSSCC 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.
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 to the roof reduces bulk and scale of the development. Within the context of the approved development it is considered to be a non material change as it does not result in a material change to the character and appearance of the development or to residential amenity.

The change will be visible within the street scene however it is not significant, constitutes a reduction and will cause no harm to any adjacent occupiers.

Recommendation

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

Proposed plans and elevations 25/1618/02 REV C - received 10th February 2026

The existing planning permission AWD/1495/25 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 plans and elevations 25/1618/02B – received 29th January 2026

Case Officer: Hannah Barker

Date: 26th February 2026

Authorised by: Peter Barnett

Date: 26 February 2026