Development Management - Delegated Officer Report

Application Number: AWDM/0988/13 Recommendation – Approve

Site: 8 The Close, Shoreham-by-Sea, West Sussex

Proposal: Reduce projection of proposed front extension by 0.3m and remove enclosure to porch (non-material amendment to AWDM/0874/12)

Date of site visit: 5/9/12 – when considering the original application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within a street of properties of various style and appearance. The attached dwelling has a fully hipped roof and an attached single storey flat roof garage extension to the side. The property which is the subject of this application have been extended and altered with a single storey wrap around rear and side extension in 1991, SU/76/91/TP and room in the roof with part hipped side gable in 2004 SU/69/04/TP. There is also a side flat roof, two storey extension which incorporates a ground floor integral garage and bedroom above. There is no planning record of this extension.

Permission was granted in September 2012 (AWDM/0874/12) for a ground floor front extension with conversion of existing garage to study with a rear glazed porch/conservatory. The front extension provided a porch and extended forward by 1.1 metres enlarging the ground floor.

The rear porch/conservatory extension was 2.9 metres wide, with a slightly sloping roof with a maximum height of 2.5 metres and 1.6 metres deep.

The current application is for a non-material amendment to the existing consent. This relates to the front extension only. The front extension is to be reduced by 0.3 metres and the porch is to no longer be enclosed. The other aspects of the approval remain unchanged.

Representations: No third party consultations have been made.

Relevant Planning Policies

N/A

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. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. No such neighbour consultations were undertaken in this case.

Condition 2 of AWDM/0874/12 requires that the development shall be carried out in accordance with the approved plans Site location plan – 30th July 2012, Drawing no. 11/066/03 – 30th July 2012,Drawing no. 11/06601B – 30th July 2012.

The changes to the approved front extension are considered to be minor and are a reduction in footprint of that which was originally approved. Therefore there would be no impact on the street scene or neighbouring properties.

Recommendation

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

APPROVE the Non Material Amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

PBP 13/023/01A – received 15th August 2013

……existing planning permission AWDM/0874/12 still stands and that the conditions imposed upon it continue to apply to the development except that the approved details of the front extension are shown on: -
PBP 13/023/01A – received 15th August 2013

Reason

The works proposed would not materially alter the visual appearance of the building from that which was previously approved and, consequently, would not have a materially different impact on the established character and appearance of the street scene from that which was previously approved.

The proposed amendments to the scheme would result in an equivalent quality of design that would relate satisfactorily to the established character and appearance of the locality.

There would be no increased impact on the amenities of the neighbours adjacent to the site.

Case Officer: Hannah Barker Date: 28th August 2013

Authorised by: Jo Morin Date: 3 Sept 2013