Development Control – Delegated Officer Report

Application Number: AWDM/1442/16 Recommendation – APPROVE

Site: 3 Trent Close, Sompting, BN15 0EJ

Proposal: Non-material Amendment to AWDM/0669/16 for alterations to two windows and installation of entrance door to south elevation

Date of site visit: 02.06.2016

Neighbours checked: Y – 14 days

Additional neighbour notifications: N

Site and Surroundings

The application site is a 2 storey, semi-detached residential dwelling, located within a cul-de-sac, comprising predominantly semi-detached 2 storey dwellings of similar designs

Proposal

Permission was granted under reference AWDM/0669/16 for:- *"Two storey side extension to east elevation and rear dormer to north elevation. Conversion of, and extension to existing garage to residential accommodation."*

The application seeks permission to add a door within the side return of the former garage but now living accommodation. This door will act as a 'back' door giving a more direct access through from the front to the rear garden area and vice versa. This will enable the removal of garden refuse etc. a more direct route through the house.

The other change will be to foreshorten the existing windows in order to balance the front elevation.

Consultations: None undertaken.

Representations:

Sompting Parish Council: No objection to this application

Planning History:

AWDM/0669/16: *Two storey side extension to east elevation and rear dormer to north elevation. Conversion of and extension to existing garage to use as residential accommodation.* ***Approved conditionally: 12.08.2016***

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

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 LPA must be satisfied that the amendments sought are non-material.

In assessing applications for a non-material amendment the Government's National Planning Practice Guidance states that the LPA must have regard to the effect of the change, together with any previous changes made under s.96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission s.38(6) of the Planning Act 2004 does not apply. However, the extent to which the proposed amendments comply with the relevant Development Plan policies is a material consideration.

Visual Amenity

The changes proposed will not have a negative impact on the street scene. Indeed, other properties within the cul-de-sac have amended the size of their windows to the front elevation, most notably no. 2 Trent Close, the other half of the semi-detached pair with the application site. The window change will thereby provide a degree of uniformity.

The provision of the door in the side return will provide a means of access through to the rear garden without having to go through the main of the house. This of course will be most advantageous particularly with garden refuse. It is not considered that the inclusion of a door within the side return will result in any unacceptably harmful visual harm to the street scene.

The changes will not be material to the scheme as approved, and the amendments will be acceptable within the street scene.

Residential Amenity

It is considered that the main property to possibly be affected by proposal would be no. 4 Trent Close, however, the new door would be a timber door, and in any case is angled away from no. 4 by 90 degrees and also is screened behind the side boundary wall.

The change in window size will balance the two adjoining properties, i.e. no's 2 and 3

Recommendation

APPROVE

The proposed side door and window amendments on

Drawing Details:- Two Storey Side Extension with Loft Conversion and Rear Dormer. Garage Conversion with Small Extension.
Drawing Title:- S ELEV 03
Date Received:- 26.10.2016
Are not material and can be substituted for the approved Reference/Drawing Number EXISTING & PROPOSED STH ELEVATION : Version S ELEV 03 : Date Received : 12.08.2016, and shall be included within the approved drawings list under AWDM/0669/16

Informative

1. Other than the aforementioned approved plan, the conditions on AWDM/0669/16 shall continue to apply

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

Case Officer: Eve Hearsey Date: 25.10.2016

Authorised by: Jo Morin Date: 26.10.2016