Development Management - Delegated Officer Report

Application Number: AWDM/0396/15 Recommendation – Approve

Site: **14 North Farm Road, Lancing, West Sussex, BN15 9BS**

Proposal: **Application for a non-material amendment following grant of planning permission AWDM/0679/14. Amendments: Obscure glazed UPVc window to side elevation and Bi-fold doors to rear elevation reduced**

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the south side of North Farm Road, to the west of Grinstead Lane. It has a rear conservatory and detached garage which it is proposed to remove. A new single storey rear extension has been approved under AWDM/0679/14 which will measure 3.75m deep, 6.85m wide and 4m high with a mono-pitched roof.

This application seeks approval for a non-material amendment to add an obscure glazed window to the east elevation and to reduce the number of bi-fold doors in the rear elevation from five to three.

Relevant site history

As above

Consultations

None

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Principle

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.

Visual amenity

The amendments will have no material impact on the appearance of the extension or the visual amenities of the locality.

Residential amenity

The amendments will have no adverse impact on residential amenity. The side window will be obscure glazed and will be largely screened by a boundary fence.

Recommendation

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

Drawing number 14/04 01C and 02C received 19 March 2015

…….. existing planning permission AWDM/0679/14 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 numbers 14/04 01 and 02 received 21 May 2014

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 10 April 2015

Authorised by: PD Date: 10.4.15