

Development Management – Delegated Officer Report

Application Number: AWDM/0212/26

Recommendation: – APPROVE

Site: 32 Aldsworth Avenue Worthing West Sussex BN12 4XF

Proposal: Non-Material amendment to approved AWDM/1201/25: to include rendered piers instead of wall to wall glazing to the rear (east) and side (south) elevations of the rear extension and a change of materials from black metal fascia and oak batten cladding, to render and dark coloured windows/doors to match the existing property.

Date of Site Visit: Previous application – 13/11/2025

Neighbours consulted: N - Not required

Site and Surroundings

The site is located to the east side of Aldsworth Avenue within a residential area of Worthing. The property comprises a detached chalet bungalow with steeply pitched front and side gables and flat roof front and rear dormers. The building has white painted brick and white cladding to the elevations, black window frames and a pantile roof. There is an attached garage to the front and a single storey extension to the south side/rear. The main garden is to the rear and there is a detached green house and small store to the north side of the house. The property is set back from the road behind a low brick wall, deep front garden and paved driveway.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Approved scheme

Planning permission was granted under application AWDM/1201/25 for construction of a single-storey side and rear extension.

Proposed amendments

This application seeks a Non Material Amendment to approved AWDM/1201/25 to include rendered piers instead of wall to wall glazing to the rear (east) and side (south) elevations of the rear extension and a change of materials from black metal fascia and oak batten cladding, to render and dark coloured windows and doors to match the existing property. The number of skylights have also been reduced from three to one.

Relevant Planning History:

AWDM/1201/25 - Construction of a single-storey side and rear extension.

STATUS: Application Permitted 14th November 2025.

Representations: None (see above)

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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.

In assessing applications for a non-material amendment the Government's National Planning Practice Guidance states that the local planning authority 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.

The principal issue is whether the proposal is non-material in nature that the changes are not of consequence, significance or substance.

Visual Amenity

The proposed amendment would involve changing the appearance of the rear and south side elevations of the approved rear extension. The wall to wall glazing, black metal fascia and oak batten cladding would be replaced with rendered piers and dark framed sliding doors. The north and west elevations would remain as render, as previously approved but with the black metal fascia omitted. The number of skylights would be reduced from three to one.

The proposed changes would not be visible from outside the site and would not have any adverse impact on the character of the street scene or the surrounding area. The materials would reflect those used on the existing building and would not detract from the character of the property.

There would be no adverse impact on the visual amenities of the locality as a result of this amendment.

Residential Amenity

There would be no change to the height, footprint or position of the proposed extension or any additional openings. The number of skylights has been reduced. The

alterations to the appearance and materials affects mainly the rear and south elevations with limited changes to the north and west consisting of omission of the black metal fascia and these changes would not have any detrimental impact on the residential amenities of adjacent occupiers.

Conclusion

The proposed amendments are considered to be non-material in nature and would not have any additional impact on the visual or residential amenities of the locality and are therefore acceptable.

Recommendation:

APPROVE

Informative

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.

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

Case Officer: Amanda Haslett

Date: 16/03/26

Authorised by: Jo Morin

Date: 16.03.2026