

Development Management – Delegated Officer Report

Application Number: **AWDM/0112/26** **Recommendation: Approve**

Site: **Beach Chalets All, Beach Parade, Worthing, West Sussex**

Proposal: Non-material amendment to previously approved AWDM/0722/25 to increase the width of the doors.

Date of Site Visit: NA

Neighbours Checked: **N/A**

Additional neighbour notification: **N/A**

Proposal, Site and Surroundings:

The development is to extend the width of the doors. The side panels would subsequently be reduced in width.

The beach chalets are located on the promenade facing the sea. They are within the Steyne Gardens Conservation Area and are locally listed.

Planning History:

AWDM/0722/25: Replacement of the existing facades to beach huts and kiosks.
Permitted 23/09/2025

Consultations:

None

Representations

N/A

Relevant Planning Policies

National Planning Policy Framework (2024)

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.

There will be a small change to the dimensions of doors and side panels but the proposed change is considered to be non-material as it does not result in a material change to the character or appearance of the development or to residential amenity.

Recommendation

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

Drawing Nos

REVISED DIMENSIONS TO ALLOW MINIMUM DOOR LEAF WIDTH ZZ/DR/B/0212
29.01.2026

REVISED DIMENSIONS TO ALLOW MINIMUM DOOR LEAF WIDTH ZZ/DR/B/0213
29.01.2026

..... existing planning permission AWDM/0722/25 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.

CHALET FACADES (NEWER STYLE), AS EXISTING & PROPOSED ZZ/DR/B/0210
04.06.2025

CHALET FACADES (OLDER STYLE), AS EXISTING & PROPOSED ZZ/DR/B/0211
04.06.2025

Case Officer: Louise Prew Date: 24/02/2026

Authorised by: Peter Barnett Date: 24 February 2026