Development Management – Delegated Officer Report

Application Number: AWDM/1255/26 Recommendation: Approve

Site: 132 Greenways Crescent, Shoreham-by-sea

Proposal: Application for Non-Material Amendment to approved AWDM/1577/25. Amendment: half hipped roof amended to gable end for rainwater drainage and party wall discussion

Date of Site Visit: Seen previously

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

Permission was granted earlier in the year for various extensions and alterations to this bungalow.

This application seeks approval for a non material amendment which is:

Changing a half hipped roof to a gable end to a single storey ground floor extension at the rear of the existing garage. This has resulted from a discussion with the neighbour to the south about rainwater drainage and party wall issues.

Planning History:

AWDM/1577/25 - Hip-to-gable loft conversion (including timber clad front and rear dormers with timber cladding and front rooflights), single storey rear extension and side utility room extension and new front porch. Widened crossover for ease of driveway access – approved

Consultations:

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (August 2026)

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.

In this case, 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.

The gable end does not increase the bulk in a harmful way and the roof form will now relate more closely to the main roof extensions. There is good separation to the house to the south and no loss of residential amenity will arise.

Recommendation

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

Drawing Nos 0155-FE-030, 031, 032, 050, 051, 052, 053 and Drawing Nos 0155-EX-001, 002, 003, 004, 010, 011, 012, 015, 016, 017 received 26 October 2026

…….. existing planning permission AWDM/1577/25 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 0155-FE-030, 031, 032, 050, 051, 052, 053 received 19 February 2026 and Drawing Nos 0155-EX-001, 002, 003, 004, 010, 011, 012, 015, 016, 017 received 22 January 2026

Case Officer: Peter Barnett Date: 16 November 2026

Authorised by: Louise Prew Date: 16/11/2026