Expiry Date - 20/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0081/25 Recommendation – APPROVE

Site: **24 Ethelwulf Road Worthing West Sussex BN14 7NF**

Proposal: **Application for a Non-Material Amendment to previously approved AWDM/1110/23 - Relocation of bi-fold doors to the rear**

Date of site visit: Previous applications

Neighbours notified: N

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Ethelwulf Road within a predominantly residential area of West Worthing. The application site is directly to the west of the existing dwelling at 24 Ethelwulf Road and forms part of the garden curtilage for this property. The existing dwelling on site (to be retained) comprises a two storey, detached house with brick to the lower elevations and white render to the upper elevations, with a two storey front bay and pitched roof porch to the front. The property sits within a double width plot, of approximately 21m deep x 20m wide with an overall area of 420m2. There is a single detached garage and garden area to the west side and a large garden space to the rear. The site is enclosed by a low brick wall to the front boundary and dropped kerb providing access to the garage. The site 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/1110/23 for a proposed new dwelling at land adjacent to 24 Ethelwulf Road and relocation of dropped kerb access for 2no. new parking bays on site of the existing property.

Proposed amendments

This application seeks a non-material amendment to relocate the approved bi-fold doors to the rear further west on the rear elevation. This is to accommodate repositioning of the kitchen to the opposite side of the room.

Representations:

None received

Relevant Planning Policies

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Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
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 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 bi-fold doors are located to the rear of the property and are not visible from the road. The doors are the same size as previously approved but are to be repositioned on the rear elevation moving them approximately 1.4m further to the west but remaining on the rear elevation.

This minor change would have no adverse impact on the character of the property or the visual amenities of the locality.

Residential Amenity

There would be no detrimental impact on neighbours as a result of this minor change to the position of the rear doors at ground floor.

Conclusion

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

Recommendation

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APPROVE

Plans only part superseded – Amendment applies to rear/north ground floor bi-fold doors only. Original plans remain valid.

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: 10/02/25

Authorised by: Jo Morin Date: 11.02.2025