Expiry Date – 29/10

Development Control – Delegated Officer Report

Application Number: AWDM/1804/21 Recommendation – Grant

Site: **Linden House, Ring Road, Lancing**

Proposal: **Application for a non-material amendment to previously approved AWDM/0777/21. Amendments: insulated pitched tiled roof to replace glazed roof; insulated rendered block work to side wall to match existing dwelling with high level window.**

Site and Surroundings

This application relates to a detached chalet bungalow on the south side of Ring Road close to the junction with Mill Road. Built as one of a pair the property has been extended into the roof, including a raised ridge height and front and rear dormers. Part single and part two storey rear extensions have also been added.

The existing front door sits below the level of the front garden with steps down to it under an open porch. Steps also continue from the platform in front of the door down the east side of the frontage to allow rear garden access.

The property is not in a conservation area and is not listed. There are no known protected trees on the site.

Proposal

It is proposed to insulate and tile the roof instead of the glazed roof previously proposed. Also the east side elevation is to be largely rendered and painted with a single window instead of fully glazed. The porch, as proposed now, is nearing completion.

Relevant Planning History:

AWDM/0777/21 - Replacement of existing front roof porch with new fully glazed 2-storey front entrance with glazed pitched roof including re-routing of east side steps. Granted 6.7.21

Consultations:

None undertaken.

Representations:

Neighbour at Ring House to the east says the porch is built. Will it be white? If there is to be any changes to the steps on the east side they would want to be notified before works start.

Planning Assessment

A provision to provide a mechanism to make non-material amendments to planning permissions has been introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the Town and Country Planning Act 1990. Section 190 commenced on 1st October 2009. Section 96A allows a non-material amendment to be made to an existing planning permission via a new 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 amendment sought is non-material.

In assessing an application for a non-material amendment the Government's National Planning Practice Guidance states that the LPA 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 it 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.

Conclusion

Planning permission was granted in July this year for a glazed two storey porch with glazed roof.

It is now proposed with a tiled roof and only a single window in the east elevation.

The proposed change will not result in any greater material harm to the neighbouring residential property or the character and appearance of the area in general.

Recommendation

Approve as the proposal will not materially change the proposal or its impacts.

New Plans

Drawing No: 1151- 4B Proposed Elevation and Roof Plan
Drawing No: 1151 – 5D Existing and Proposed Plans

Old Plans

Drawing No: 1151- 4 Proposed North, West and East elevations

Drawing No: 1151 – 5A Existing and Proposed Plans and Elevations

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

Case Officer:	MOK	Date: 22.10.21
Authorised by:	Peter Barnett	Date: 22 October 2021