Development Management – Delegated Officer Report

Application Number: AWDM/1242/24 Recommendation: APPROVE

Site: 15 Winterton Way, Shoreham-By-Sea, West Sussex

Proposal: Application for a Non-material amendment following approval of AWDM/0463/24 Amendment: 1. Omitting ground floor window in north elevation. 2. Forming window in north elevation to utility space at ground floor. 3. Adding high level (over 1.7m from floor level) roof light serving first floor 'wardrobe' to south pitched roof. 4. Adding roof light to master bedroom dressing area. 5. Adding 'flat' roof light over ground floor entrance. 6. Adding lantern roof light to single storey element over dining area. 7. Adding projecting flat roof entrance canopy to front elevation. 8. Providing parapet upstand to rear elevation (in lieu of existing eaves). 9. Changing sliding doors to bifold window to rear elevation.

Date of Site Visit: visited when considering previous applications

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is on the west side of Winterton Way, a detached bungalow which has recently been remodelled.

AWDM/0414/23 was approved which comprised a hip to gable extension on the north side and the raising of the ridge by 0.9m, with a front and rear flat roof dormer. The dormers had been reduced in width, the rear flat roof replaced the existing hipped roof at ground floor. The roof terrace has been removed. The existing hipped roof garage projection at the front was increased in height and changed to a gable end. A flat roof extension was proposed at the front. Timber cladding, white render and slate roof tiles were approved. This application was amended under AWDM/0463/24 Daylight assessments were submitted. The hipped roof was approved as a Sussex hip. In addition the front and rear flat roof dormers have been increased in width which can be accommodated in the extra roof area. There were also some changes approved to the windows on the front and rear dormers and an additional flat roof rear extension was approved 1.4 metres in depth.

A provision to provide a mechanism to make non-material amendments to planning permissions was introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the town and Country Planning Act 1990.

There is no statutory definition of what ‘non-material’ is. This is because it is so dependent on the context of the particular scheme, what may be non- material in one

context may be material in another. In order to grant an application an LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non-material amendment the Government's guidance in 'Greater Flexibility for Planning Permissions' states that the LPA must have regard to the effect of the change, together with any previous changes made under s96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification.

Assessment

The development has recently been completed and some changes have been identified from the approved plans under AWDM/0463/24. These are listed in the description and include changes to openings and detailing of the development. Although these are many, they are not considered to be of significance to the overall appearance and impact of the development in terms of residential amenity and are therefore considered non-material.

The changes to openings do not lead to any increased overlooking. The additional projections and roof lantern which increase the scale and bulk of the building do so to a minor degree giving rise to no overall change in appearance of the building.

Representations: - neighbours were notified and no representations have been received.

Recommendation

That the application for non-material amendment be APPROVED

Reason

The works as carried out do not materially alter the visual appearance of the building materially and would not have a different impact upon the established character and appearance of the street scene from what was previously approved. There will be no adverse impact upon the occupiers of adjacent properties.

It is therefore considered that the above development should be considered under the provisions of s.96A of the Act.

Case Officer: Hannah Barker Date: 31st October 2024

Authorised by: Peter Barnett Date: 4 November 2024