Development Management - Delegated Officer Report

Application Number: AWDM/1122/15 Recommendation – Approve

Site: 17 Old Fort Road, Shoreham-By-Sea

Proposal: Non material amendment to AWDM/0707/14 to increase the size of the hardstanding to the south

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted on appeal under reference AWDM/0707/14 for the demolition of the existing bungalow and construction of a single two storey 4 bedroom dwelling with associated access, parking and landscaping. This application seeks approval for non-material amendments comprising:

- Screen wall to be moved further south to enable an increase in hardstanding to front of dwelling to provide parking and turning space for 3 cars (rather than 2 as approved)

Relevant site history

As above

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' National Planning Policy Framework (CLG 2012)

Principle

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 LPA must be satisfied that the amendments sought are non-material.

Visual amenity

The proposal will increase the amount of hardstanding at the front of the building. However, it will be constructed of granite paving and some screening will be possible by way of a 1.2m high rendered wall with planting in front. The proposed hardsurface will be similar in area to many other properties along the road and will be an improvement on the previous hardsurfacing on the site. It is considered to be acceptable in visual amenity terms.

Residential amenity

The amendments will not have any material impact on the amenities of neighbouring residents.

Recommendation

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

Drawing number L(90) 001 Rev A2 received 28 July 2015

…….. existing planning permission AWDM/0707/14 still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing number 11 rev B received 21 July 2014

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

Case Officer: Peter Barnett Date: 13 August 2015

Authorised by: PD Date: 13.8.15