Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0492/15

Site: **2 Hancock Way, Shoreham-By-Sea**

Proposal: **Application for a non-material amendment to approved application AWDM/0274/15. Amendment to replace proposed UPVC infill panels with full brickwork**

Date of site visit: 16 March – for original application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

This proposal seeks a non material minor amendment for the replacement of the previously proposed UPVC infill panels with full brickwork. The reason given for the change is to comply with Building Regulations

Relevant site history

Planning permission was granted for a rear conservatory in March (AWDM/0274/15)

Consultations

None undertaken

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 `Supplementary Planning Guidance' comprising:
Development Control Standard No.3 `Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

The original application proposed glazed infill panels of a similar nature to those that had been in place on the now removed original conservatory.

The neighbouring property to the west which also has a conservatory already has a brick facing elevation to the subject property and hence whether glazed infill panels or brickwork is used, there is no material impact upon the adjoining property (and hence no condition was imposed in respect of the glazing previously).

It is considered that this minor change is acceptable and can be dealt with under the non material minor amendment procedure.

Recommendation

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

Unnumbered drawing rev A entitled Proposed Plans and Elevations Page 2 of 2 received 2 April 2015

> ..... existing planning permission AWDM//0274/15 still stands and that the conditions imposed upon the permission continue to apply to the development except that the above plans can be substituted for Proposed Plan and Elevations Page 2 of 2: unnumbered: received 24 February 2015

Is recommendation contrary to letter(s) of representation?

Case Officer: Gary Peck Date: 21 April 2015

Authorised by: Date: 21/4/15.