Development Control – Delegated Officer Report

Application Number: AWDM/0267/15 Recommendation – APPROVE

Site: 42 Kings Walk, Shoreham

Proposal: Application for a non-material amendment to previously approved AWDM/1576/14. Amendments: porch enlarged to allow internal access to garage and dormer enlarged.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the westerly side of Kings Walk and comprises a detached chalet style bungalow which faces Shoreham Beach. The properties within Kings Walk include a mixture of detached two storey properties and chalet style bungalows with accommodation within their steeply pitched roofs. Many of the original properties have been extended or remodelled with balconies added to their seafront principal elevations and as a result properties within the road vary in terms of their design, materials and external appearance.

The proposal seeks planning permission for non-material amendments to extensions previously permitted under application AWDM/1576/14. The first amendment would include an enlarged ground floor porch which would extend a further 0.5 metres to the southerly front of the property. The second amendment would increase the width of the front dormer from 2 metres to 2.8 metres wide and change the design of the dormer from a set of double entrance doors to three bi-fold entrance doors.

Consultations: None received.

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 Assessment

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.

In assessing applications 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 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 saved Local Plan policies is a material consideration.

Visual amenity

During the assessment of planning application AWDM/1576/14 Officers considered that the application property had already been extended with a part single storey and part two storey flat roofed extension to its easterly side. Many of the residential properties within Kings Walk have also been extended or remodelled with balconies added to their seafront principal elevations and therefore it was considered that the proposed extensions and first floor balcony would not appear visually prominent or out of keeping within the road providing matching materials are incorporated.

The proposed amendments would increase the size and appearance of the ground floor porch and first floor dormer previously approved on the southerly frontage of the building. The front wall of the ground floor porch would extend a further 0.5 metres to the south and the width of the dormer would increase by 0.8 metres. The proposed porch would still be set back from the wall of the adjacent garage/store and would have little visual impact on the overall appearance of the proposed extension when viewed from the street scene.

By increasing the width of the dormer the roof extension would sit more centrally at the first floor level and this would be preferable to the previous smaller dormer which sat slightly off centre. The revised scale and design of the dormer would therefore bring further balance to the frontage of the dwelling and would have no harmful impact on the visual amenities of the area.

Residential amenity

The proposed amendments would have no impact to the occupiers of the easterly or westerly neighbouring occupiers as the enlarged additions would be located to the front of the property and there would be no additional windows directly overlooking the neighbouring properties to the east or west.

The first floor northerly and easterly facing windows previously considered under AWDM/1576/14 would continue to be obscure glazed as annotated on the revised drawings submitted.

Recommendation APPROVE

The proposed changes shown on Drawing No.s: 1976/10 Rev 3, Elevations as Proposed and 1976/11 Rev 3, Floor Plans & Sections as Proposed received on 2nd March 2015 are not material and these can be substituted for the Drawing No.s: 1976/10 Rev 2, Elevations as Proposed and 1976/11 Rev 2, Floor Plans & Sections received 11th November 2014

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Rebecca Tier Date: 20th March 2015

Authorised by: Jo Morin Date: 23.03.2015