Expiry Date - 13/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0219/24 **Recommendation – APPROVE**

Site: **147 George V Avenue Worthing West Sussex BN11 5RZ**

Proposal: **Non Material Amendment to previously approved AWDM/0986/23 to add a toilet and sink in the store room; render to cladding and increase height**

Date of site visit: 04/09/2023 (for AWDM/0986/23)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located to the west side of George V Avenue within a residential area of Worthing. The property comprises a semi-detached two-storey house with white render elevations, a red tiled hipped roof, and white UPVC openings. The façade of the property exhibits a lean-to porch canopy with matching tiles and an integral garage finished using facing brick. The rear of the property comprises an extension to the northerly side which projects alongside the boundary with the attached neighbour No. 149 George V Avenue, along with a raised patio area to front, grass area to mid, and concrete area to rear.

The attached neighbour has also achieved a rear extension which extends the full width of their respective property and slightly deeper in comparison. The roof of this property has undergone alterations and a large outbuilding has been constructed to the rear. The building to the south No. 145/ 145 A George V Avenue is spaced a good distance from the application property and comprises a surgery to ground-floor and flat to first-floor.

The attached property appears to be a mirrored copy of the original application property which reflects the general pattern and character of properties along this section of George V Avenue, with some detached examples on the opposite side of the road and to the south. Properties enjoy relatively large footprints and plot sizes.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Approved scheme

Permission was granted under AWDM/0986/23 for the erection of an outbuilding to the rear of the garden to be used as an office, gym, and store. Decision issued 21/09/2023.

Proposed Amendments

A Non Material Amendment is sought to alter the internal layout by providing a toilet and sink in place of the store room**,** change the external finish of the building from render to cladding, increase the height of the building's roof by approximately 0.15m with a roof overhang to form a front canopy, change the size and positioning of the fenestration to the front elevation (single door instead of double doors and window to be re-positioned to the centre of the elevation), the re-positioning of the roof light to serve the gym to the southerly side of the building and its slight increase in size, and the installation of a gutter and downpipe to the north side of the building.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

Section 96A of the Act allows a non-material amendment to be made to an existing planning permission. 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 local planning authority 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 local planning authority 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 relevant Development Plan policies is a material consideration.

The principal issue is whether the proposal is non-material in nature and if the changes would give rise to a detrimental effect on visual and residential amenity.

The proposed amendments are considered to be minor in nature and would barely alter the appearance of the approved building; the outbuilding would remain removed from the viewpoint of the street scene and the footprint would be unchanged. The roof increase of 0.15m would bear no impact to residential amenity given the context of the site. The proposed design and layout alterations would be perfectly acceptable and are conducive to a domestic outbuilding.

The proposed amendments are considered non-material and would have a negligible impact on the visual and residential amenities of the area.

Recommendation

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

LOCATION / SITE PLAN – Version: Sheet 1 Rev 01 - Received 14.02.2024
PROPOSED FLOOR PLAN - Version: Sheet 2 Rev 01 - Received 14.02.2024
PROPOSED ROOF PLAN - Version: Sheet 3 Rev 01 - Received 14.02.2024
PROPOSED ELEVATIONS - Version: Sheet 4 Rev 01 - Received 14.02.2024
PROPOSED SECTIONS - Version: Sheet 5 Rev 01 - Received 14.02.2024

In place of the approved plans under AWDM/0986/23:-

BLOCK PLAN & LOCATION PLAN – Version: 1 – Received 27.07.2023
PROPOSED FLOOR PLAN– Version: 2 – Received 27.07.2023
PROPOSED ROOF PLAN – Version: 3 – Received 27.07.2023
PROPOSED ELEVATIONS– Version: 4 v2 – Received 27.07.2023
PROPOSED SECTION– Version: 5 – Received 27.07.2023

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Expiry Date - 13/03/2024

Case Officer:	Jason Albon	Date: 13.03.2024
Authorised by:	Jo Morin	Date: 13.03.2024