Development Management - Delegated Officer Report

Application Number: AWDM/0906/12 **Recommendation – Approve**

Site: **28 Southdown Road, Shoreham-By-Sea, West Sussex BN43 5AN**

Proposal: **Application for a non-material amendment following grant of planning permission ADC/0083/11 to reduce width of rear extension and rooflight**

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The existing property comprises a former large detached house which has Permission was granted in 2011 for a single storey side extension 5.6 metres in width, 13.2 metres in depth with a dummy pitched roof with a height of 3.5 metres and projecting to the rear over the site of an existing garage (ADC/0083/11).

This application seeks approval for a non material amendment reducing the width of the rear extension 0.45m to 5.15m wide. The width of the lantern rooflight is also reduced.

The site lies within the Shoreham Conservation Area.

Relevant site history

ADC/0083/11 - Single storey side and rear extension (existing detached garage and kitchen/store to be demolished) - Approved 4 May 2011

Consultations

None

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1, BE6

National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

A provision to provide a mechanism to make non-material amendments (NMA) to planning permissions was introduced via S190 of the Planning Act 2008, which inserts S96A 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, the LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a NMA, 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. Neighbour consultation is discretionary and no such neighbour consultations were deemed necessary on this occasion.

Visual amenity

The reduction in width of the extension and the rooflight will not have a material impact on the character and appearance of the dwelling or its surroundings.

Residential amenity

The reduction in width of the extension and the rooflight will not have a material impact on the amenities of neighbouring occupiers.

Recommendation

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

Drawing no. RL 11/06 (Proposed Plans and Elevations)

The existing planning permission ADC/0083/11 still stands and the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing no. RL 11/02 approved 4 May 2011

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

Case Officer: Peter Barnett Date: 17 August 2012

Authorised by: Gary Peck Date: 17 August 2012