Expiry Date - 25/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1348/23 Recommendation – APPROVE

Site: 36 Rose Walk Worthing West Sussex BN12 4AU

Proposal: Application for a Non-Material Amendment to previously approved AWDM/0069/22. Amendment: front canopy re-design, Infill extension and window changes to front elevation ground floor.

Date of site visit: As for AWDM/0069/22

Neighbours checked: Neighbours to either side notified.

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow located on the east side of Rose Walk. It has been enlarged at the rear by a modest-sized sun-room. There is an attached garage on the north side with a driveway in front served by a vehicular access off Rose Walk.

Rose Walk is made up of a mix of detached houses, chalet houses and bungalows dating from the mid-C20. No.36 comprises one in a row of 4no detached bungalows of a similar, but not identical hipped roof design, with front-projecting gable features. The plot width of No.36 is slightly wider than those of its immediate neighbours to the north (No.38) and south (No.34), which do not have garages to their side(s). The bungalows sit relatively tight to their side boundaries.

The property is not listed, locally listed or within a conservation area. There are no TPO trees on the site.

Approved scheme

As permitted (AWDM/0069/22) the existing bungalow would be enlarged and remodelled to create a chalet-style dwelling with first-floor accommodation contained within a new roof raised 1m in height to 6.7m with a 9.8m long ridge, raised eaves to the north and south sides, and roof lights on the side roof slopes.

In addition, the approved scheme involved removing the existing rear sunroom with the ground floor extended 6m rearward across the full width of the existing dwelling with a tiled skirt roof, the latter wrapping round to extend over the existing attached garage and the existing side component to the rear of the garage.

A Non Material Amendment was approved earlier this year to reduce the width of the single-storey rear addition to 7.24m to no longer extend to the rear of the side component. Other agreed Non Material Amendments included alterations to rear-facing window/bi-fold door openings; a reduction in height of 'tiled skirt' roof over the rear extension and side components to 3.0m; re-orientation by 90º of the roof lantern on the roof of the rear extension; new windows in north and south side elevations omitted and repositioning of the rooflights on south roof slope.

Proposed Amendments

An amendment is proposed to 'square-off' the ground-floor footprint of the remodelled dwelling by infilling the recessed front southwest and northwest corners on the same alignment as the approved ground-floor entrance and the first-floor above. The enlarged footprint in the southwest corner would provide for a slightly larger lounge and larger front window. The previously approved front canopy feature would be slightly reduced in depth by 0.6m and the previously approved 3no support posts would be replaced with brackets to either side.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG (WBC) Extending or Altering Your Home

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.

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 key issues here are the effects on visual amenity and on the living conditions of neighbouring occupiers.

As initially approved the stepped ground-floor footprint at the front largely reflected that of the existing bungalow, with the part-hipped gabled form of the new roof aligning with the front of the existing gable feature creating recessed areas underneath. Infilling the recessed footprint will result in a more cohesive appearance consistent with the re-modelled chalet-style form of the dwelling. The hipped-roof open front canopy feature articulates the front elevation and is characteristic of similar features on other dwellings in the wider street scene.

The most affected property is No.34 adjoining to the south. The south flank wall of the existing bungalow at No.36 is on the common boundary with No.34 set off the boundary on this side by approximately 1m, comprising the width of a passageway. The proposed 0.65m deep ground-floor infill would be clearly apparent from the northern face of the front bay window of No.34, which is positioned approximately 1.3m from the boundary. The infill would extend nominally forward of the front bay at No.34 but would not impact the main outlook from this window facing the street. Taking account the position of the approved front canopy feature, it is considered the proposed infill and amended slightly shallower canopy feature would have no additional harmful or material effect on the amenities of No.34.

The existing dwelling at No.36 sits forward in the street compared to No.38 to the North. However, the proposed modest infilled front NW corner is separated from this boundary by some 3.5m, with the attached garage in-between, and would have no adverse amenity impacts for this neighbour.

Recommendation

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

DS/NORRIS/01 Rev 3 Amend 2 received 13.10.2023

And will supersede:

DS/NORRIS/01 Rev 2 received 17.02.2023

Informative

1. PROACTIVE NO AMENDMENT

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

Case Officer: Jo Morin Date: 13.10.2023

Authorised by: Gary Peck Date: 13 October 2023