Expiry Date - 25/10/2024

MDevelopment Control – Delegated Officer Report

Application Number: AWDM/1239/24 Recommendation – APPROVE

Site: 6 Chesswood Road Worthing West Sussex BN11 2AD

Proposal: Application for a Non-Material Amendment to application AWDM/0353/24. Amendment: Window location and sizes altered.

Date of site visit: 16.04.24

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the south side of Chesswood Road, within a built up residential area and opposite Chesswood Junior School.

The property comprises of a semi-detached house with part brick and part render on the lower level and a two storey curved bay to the front and a hipped roof. The property has an attached garage with flat roof.

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

Approved scheme

The replacement of the attached garage with a single storey side extension to provide an annexe

Proposed amendments

The amendments have come about as a result of internal changes.

-Removal of window and centralisation in the front elevation.
-Reduction in size of the patio windows in the rear elevation

Representations:
None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2023)

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National Planning Practice Guidance

Planning Assessment

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 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 that the changes are not of consequence, significance or substance.

Visual Amenity

The reduction of windows and repositioning would not impact on the size, design and scale of the building.

The rear patio window reduction in size would be at the rear and would not impact on the size, design and scale of the building.

Residential Amenity

The windows would not overlook any neighbouring properties***.***

The amendments would be non-material***.***

Recommendation

APPROVE

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? Y/N

Case Officer: Jackie Fox Date: 15.10.24

Authorised by: Louise Prew Date: 16/10/2024