

Development Management – Delegated Officer Report

Application Number: AWDM/0347/26 **Recommendation:** APPROVE

Site: 6 Church Lane, Southwick, West Sussex

Proposal: Application for a Non-Material Amendment to previously approved AWDM/0982/25. Amendment: Addition of an obscure-glazed non-opening roof light in the side extension for shower room (east elevation.)

Date of Site Visit: Visited when considering the previous application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a street of similar properties within the Conservation Area in close proximity to Southwick Green. There is a detached, hipped roof garage set back to the side of the building and a single storey extension to the rear of matching roof design.

Permission was granted under AWDM/0982/25 to extend along the remainder of the rear elevation to the same depth as the existing extension incorporating the existing development. A flat roof with rooflight and dummy pitch was permitted. The existing garage was to be extended to the front, alongside the existing extension to link the spaces. A hipped roof with side parapet is incorporated here to allow the existing garage ridge to continue and integrate with the existing extension. The garage is to be converted to a study with the extension to the garage to be used as a utility. The extension to the house will accommodate a kitchen/dining area.

The current application is for a non-material amendment to add an obscurely glazed and non opening roof light on the east side of the outbuilding. This is to serve the shower room.

Representations: - None received.

Planning Assessment

Principle

A provision to provide a mechanism to make non-material amendments to planning permissions was introduced via Section 190 of the Planning Act 2008, which inserts Section 96A 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 an LPA must be satisfied that the amendment sought is non-material. In assessing an application for a non-material amendment 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. In this case neighbour notifications were sent as the rooflight was on an elevation facing towards a boundary.

The visual change to the building is minimal with the roof light not visible within the street scene. It is obscurely glazed and non opening and serving a shower room. It will not result in any overlooking or loss of privacy.

There is not considered to be a material change in this case which would impact upon residential or visual amenity.

Recommendation

That the application for non-materials amendment be APPROVED

Reason

The works proposed would not materially alter the visual appearance of the building from what was previously approved and consequently could not have a materially different impact on the established character and appearance of the street scene or residential amenity from what was previously approved.

It is therefore considered that the above development should be considered under the provisions of s.96A of the Act.

Case Officer: Hannah Barker

Date: 14th April 2026

Authorised by: Peter Barnett

Date: 15 April 2026