Development Management - Delegated Officer Report

Application Number: AWDM/1453/22 Recommendation – APPROVE

Site: 17 Downland Close, Southwick, BN42 4RH

Proposal: Non Material Amendment to AWDM/0774/22 to add a door to the west elevation of approved brick and UPVC orangery

Date of site visit: N/A
Neighbours checked: Y

Additional neighbour notifications: N/A

Site and Surroundings:

The property is located on the north side of Downland Close, within the cul-de-sac section, and is a hipped roof, two storey, extended dwellinghouse. The property backs onto a recreational ground/youth centre.

Most of the properties within the Close have been extended in some form with single storey; two storey; and/or roof extensions.

The property is not within a conservation area, or is it a listed building.

Approved scheme:

Planning permission was given under AWDM/0774/22 for a single storey rear extension (orangery), with French doors and associated wing windows to the rear (north); high level windows to the east and west elevations (cill height above 1.7 from finished floor level); and a glazed roof lantern.

Proposed amendment:

This application seeks a non-material amendment to provide a glazed door within the side (west) elevation.

Representations: None received

Relevant History:

AWDM/0774/22 Brick and UPVC Orangery to rear elevation **Approved 19.08.2022**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

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.

Visual & Residential Amenity:

The rear extension will not be readily viewed from the street, and as the proposed door will be on the west elevation of the approved extension, the main property that could be affected by the provision of a door is no. 15 Downland Close, to the west of the application site.

The annex and approved extension are positioned at an angle away from the property at no. 15, and indeed, the last section of the annex and the new rear extension 'kick' away from the mutual boundary with no. 15. This deviation from the mutual boundary makes the distance from the neighbour greater.

Further, the additional orangery extension will be positioned well away from the dwelling at no. 15, and thereby there will be no direct overlooking to that property.

It is thereby considered that the provision of the side door for access into the extension, will not result in any material loss of visual or residential amenities to no. 15 Downland Close, or the wider context of the street scene.

Recommendation

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

LOCATION PLAN	Received 01.09.22
BLOCK PLAN	Received 01.09.22
PROPOSED LAYOUT	Received 01.09.22
PROPOSED GROUND FLOOR PLAN	Received 01.09.22
EXISTING & PROPOSED EAST ELEVATION	Received 01.09.22
EXISTING & PROPOSED NORTH ELEVATION	Received 01.09.22
EXISTING & PROPOSED WEST ELEVATION	Received 01.09.22

The existing planning permission AWDM/0774/22 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for those plans received and identified on that permission.

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

Case Officer: Eve Hearsey Date: 07.09.2022

Authorised by: Peter Barnett Date: 7 September 2022