Expiry Date - 18/06/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0690/14 Recommendation – APPROVE

Site: 32 Beach Green Shoreham By Sea West Sussex

Proposal: Application for non-material amendment to AWDM/0064/14 to reduce the amount of glass on roof extension to south west elevation

Date of site visit: 18-6-2014
Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two-storey terraced property accessed via staircases, with rendered walls.

This application is for a non-material amendment to the scheme previously approved under AWDM/0064/14, by way of a reduction in the extent of glazing on the roof extension to the south west elevation (fully glazed to a series of sky lights)

Relevant site history

AWDM/0064/14
Replacement single-storey rear extension with raised terrace area and cycle storage below
Approved Conditionally 26.02.2014

Consultations

None

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan (saved policies): AG1, AH7
National Planning Policy Framework

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.

The proposed reduction of glazing would have a marginal improvement on the living conditions of the closest neighbour as it reduces some potential for overlooking.

The amendment is located at the rear and not conspicuously visible from public vantage point (although it could be seen from the public right of way along the river), and the adjusted scheme is of an equivalent quality of design that would relate satisfactorily to the established character and appearance of the street scene.

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

Recommendation
That the application for the non-material amendment be APPROVED

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

Case Officer: Matthew Porter Date: 18/6/14

Authorised by: Peter Barnett Date: 18 June 2014