Expiry: 7/12

Development Control – Delegated Officer Report

Application Number: AWDM/1566/23 **Recommendation – APPROVE**

Site: **52 Sea Lane, Worthing**

Proposal: **Non Material Amendment to reduce in size from 2 storey rear/side extension to 2 storey side extension. Minor door/window amendments of approved AWDM/1193/22.**

Date of site visit: N/A

Neighbours consulted: N

Additional neighbour notifications: N

Site and Surroundings

This application relates to a detached house on the east side of Sea Lane, one of four built similarly. This is a generous plot with a relatively deep frontage with off street parking for 2/3 cars and an area of lawn. The house itself is inter war of a red brick construction and a fully hipped tiled roof. At the front is has a shallow two storey curved bay detail and first floor oriel window.

It has a hipped roof garage on the northern boundary linked to the house by a covered way. It has been extended to the rear will a crown roofed single storey extension and conservatory.

It is not in a conservation area and nor is it a listed building but is faces the attractive tree lined central reservation of Sea Lane in the established Goring suburb. There are no protected trees on the site.

Approved scheme

Planning permission was granted under AWDM/1193/22 for the demolition of existing garage and construction of two-storey side/rear extension.

Proposed amendments

The application seeks a non-material amendment to change to just a two storey side extension omitting the wraparound two storey rear element. Ground floor extensions are still to be removed.

Representations:

N/A

Expiry: 7/12

Relevant Planning Policies

Worthing Local Plan 2020-2036 – SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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

Visual Amenity

The proposed extension will look no different form the street.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this amendment.

Residential Amenity

There would be no detrimental impact on the residential amenities of adjacent occupiers as a result of this amendment.

Conclusion

The proposed amendments are considered to be non-material in nature and would not have any additional impacts on the visual or residential amenities of the locality and are therefore acceptable.

Expiry: 7/12

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? N

Case Officer: MOK Date: 21/11/23

Authorised by: Jo Morin Date: 22.11.2023