Development Management - Delegated Officer Report

Application Number: AWDM/0642/17 Recommendation – Approve

Site: 17 Ravensbourne Avenue, Shoreham-By-Sea

Proposal: Non-material amendment to approved AWDM/0097/16 to extend part of decking to rear to 3m

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow on the west side of Ravensbourne Avenue. Planning permission was granted last year to extend the roof at the rear to form a gable with rear-facing window, plus a pitched roof dormer and rooflight constructed in the north roofslope, three rooflights in the south rooflsope and one rooflight at the front (AWDM/0097/16).

Permission was also granted to construct a raised deck at the rear, 0.5m high, plus external steps to new patio doors on the south side. This application seeks permission for a non material amendment to the decking, reducing its width on the south side but increasing its width on the north side. Its design is to be changed from a rectangular shape to an irregular shape with the depth increased from 2.35m to 3m at its northern end.

Relevant site history

As above

Consultations

None

Representations

None

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

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 LPA must be satisfied that the amendments sought are non-material.

Visual amenity

The alterations to the decking do not have a material visual impact.

Residential amenity

The alterations to the decking change its shape but overall the amount of decking is not significantly greater than approved. It will bring the decking further from the southern boundary while the increased part of the deck is sufficiently distant from both boundaries to not cause any loss of privacy.

Recommendation

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

Drawing titled "Proposed amendment to approved plan" received 25 April 2017

…….. existing planning permission AWDM/0097/16 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing number ADD-166-05 received 9 February 2016

Case Officer: Peter Barnett Date: 3 May 2017

Authorised by: Gary Peck Date: 4 May 2017