Development Management – Delegated Officer Report

Application Number: AWDM/1537/24 Recommendation: APPROVE

Site: 22 Windlesham Road, Shoreham-By-Sea, West Sussex

Proposal: Application for a Non-Material Amendment to previously approved AWDM/0196/24. Amendment: Addition of rooflight in north facing gabled roof, (retrospective)

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 two storey semi detached dwelling within a street of some similar properties, other semi detached pairs, bungalows and chalet bungalows. There was originally a front flat roof parapet with bay, front flat roof dormer, half hipped roof with flat roof garage to the side. There is a single storey lean to extension to the rear. Consent was granted and work has been carried out under AWDM/0196/24 for a hip to gable side extension, two storey side extension, single storey and two storey rear extension. Fenestration and material changes were also carried out with PVs proposed to the front roof slope.

The current application is a non material amendment for the addition of a rooflight in the north facing gable roof. This has been inserted in the completed development and permission is sought here.

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. None have been received in this case.

The rooflight is shown on the plans to be serving a storage area. Therefore the glazing would not serve a habitable space. However if it were to be used this would still not be harmful in this case. The glazing would face towards the rear of the site and there could be views to the rear gardens on either side, yet this is not unusual within a residential area such as this. Overlooking would not be direct and no harm would occur in this case which would warrant a refusal. There would be a change to the appearance of the building however this would not be significant and would not therefore impact upon visual or residential amenity.

Recommendation

That the application for non-material amendment be APPROVED

Reason

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

The proposed amendments to the scheme would result in an equivalent quality of design that would relate satisfactorily to the established character and appearance of the street scene.

No unacceptable level of overlooking would occur or harm to residential amenity.

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: 23rd December 2024

Authorised by: Peter Barnett Date: 23 December 2024