Development Control – Delegated Officer Report

Application Number: AWDM/0244/17 Recommendation – APPROVE

Site: 206 Brighton Road, Lancing, BN15 8LJ

Proposal: Non-material amendment to approved AWDM/1735/16 to change gable ends to barn ends on the roof (Sussex hip).

Date of site visit: 06.01.2017 (AWDM/1735/16)

Neighbours checked: No neighbours notified

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached house on the south side of Brighton Road, Lancing. It is understood that both no. 206A and 208 were built within the former garden land of the application site. The property straddles an embankment comprising the secondary sea defence, thereby making the ground floor of the property with a smaller square area than the first floor, with the first floor being on top of the embankment area.

The site directly backs onto the Widewater Lagoon. On the south side of Widewater is a carpark and vehicular access, and to the south of this car park is 'West Beach' and then a long strip of beach huts which lie on the edge of the beach which directly access the sea proper.

This part of Brighton Road has many differing types of properties in design and size and they form an eclectic style of residential dwellings. The ones on the south side of Brighton Road, vary from single storey to three storey, some with ground floor garaging others with no car parking facilities at all.

Brighton Road, is the A259 being the coastal road from Worthing (and further west) to Brighton (and further east).

Proposal

The proposal seeks a non-material amendment to the approved gable ends under AWDM/1735/16, to make the ends Sussex hips instead.

Relevant Planning History: AWDM/1735/16 : Rooms in roof with side roof extensions from hips to gables on east and west elevations, rear dormer with balcony and rooflight to south elevation and one rooflight to front (north) elevation. Approved 11.01.2017

Consultations: None undertaken.

Relevant Planning Policies

Saved Local Plan Policies: AG1, AH7
Development Control Standard No. 3 'Extensions & Alterations to Dwellings'
Submission Adur Local Plan: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

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 assess applications for a non-material amendment the Government's National Planning Practice Guidance states that the LPA must have regard to the effect of the change, together with any previous changes made under section 96A . They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. In this case, there have been no notification of neighbours.

As this is not an application for planning permission section 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.

Visual Amenity

The earlier permission included a roof extension to include hip to gable on the east and west elevations. This application will see those roof ends not to be fully gabled, but part hipped, i.e. Sussex hip.

The street scene comprises many roof types i.e. flat roof mansard; hipped; parapet; gable, therefore a Sussex hip will not be out of keeping with the mix in the street.

The change to a Sussex hip will not be material to the approval or to its impact on the street scene.

Residential Amenity

The most affected properties are those adjoining to the east and west, no.'s 206 A to the west and 208 to the east.

Because of the approval to a full gable roof on the east and west, the slight reduction to a Sussex hip will not have any material effect on the neighbouring properties.

Recommendation

APPROVE

The amendment from a gable end roof on the east and west roofslopes to a Sussex hip shown on drawing number 2016.171.02 Revision B received 22.02.2017 is not material and can be substituted for the approved drawing no: 2016.171.02 Rev. A received 09.01.2017 as approved under AWDM/1735/16

Informative

The LPA 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.

Case Officer: Eve Hearsey Date: 27.02.2017

Authorised by: Jo Morin Date: 27.02.2017