Development Control – Delegated Officer Report

Application Number: AWDM/0073/15 Recommendation – APPROVE

Site: 152 Downside Shoreham-By-Sea West Sussex BN43 6HD

Proposal: Non-material amendment to side and rear extension permitted under AWDM/0941/14 to replace French doors with patio doors to rear elevation.

Date of site visit: 29.07.2014 (by LS)

Site, Surroundings and Proposal

The application property is a detached bungalow with a small west side addition up to the boundary. The surrounding area is mainly residential with a park to the south of the road.

The proposal seeks permission for a Non Material Amendment to the single - storey pitched-roof rear extension and replacement side additional approved under AWDM/0941/14. As permitted, the extension is 4 metres deep from the rear elevation, 4.8m wide and a maximum 4.7m high with north-facing French doors, an east facing casement window and two roof lights. The rebuilt side addition on the west side would be roughly 1.1m wide and 3.4m deep with a flat roof, set back some 6m from the front of the dwelling.

It is proposed to install patio doors into the north of the rear extension instead of French doors.

Consultations: None.

Representations: None undertaken.

Relevant Planning Policies

Adopted 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’ National Planning Policy Framework (CLG 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.

In assessing 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 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 saved Local Plan policies is a material consideration.

Visual amenity

The proposed patio doors will reduce the amount of glazing in the rear. They would be positioned off-set from the mid-point of the gabled roof. Whilst this misalignment will result in a marginally less 'balanced' composition, it is not considered 'material' in the sense that the rear extension will not be visible in public views, and there will be no impact on the visual amenities of the locality as a result of the proposed amendment.

Residential amenity

The rear elevation of the extension would not be directly visible from the neighbouring properties on either side (150 and 154). The property to the rear (north) in Slonk Hill Road is sited over 20m distant and would not be affected by the proposed alteration.

Recommendation APPROVE

The proposed amendment shown on the 'Proposed Floor Plan' and 'Proposed Rear Elevation with 2.5 Metre Patio Doors' received on 26.01.2015 is not material and can be substituted for Drawing No: 14/04-01 Proposed Floor Plan and Rear Elevation (only) received on 16.07.2014

Case Officer: Jo Morin Date: 25.03.2015

Authorised by: Gary Peck Date: 25 March 2015