Expiry Date - 26/08/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0977/25 **Recommendation – APPROVE**

Site: **8 Marine Drive Worthing West Sussex BN12 4QN**

Proposal: **Non Material Amendment to approved AWDM/2111/21 to change of colour of the proposed cladding and aluminium frame to olive grey (RAL 7032).**

Date of site visit: N/A

Neighbours consulted: Y – 14 days

Site and Surroundings

This application relates to a detached older style two storey house on the corner of Marine Drive and Chelwood Avenue, on a road of primarily detached houses of an individual nature in a well-established residential area fronting the sea.

The property is set back on the plot with walling and hedging to approx. 2m. There is a drive on the east of the plot off Marine Drive. The property has a front projection at two storeys and a balcony to the front surrounded by timber balustrade.

Approved scheme

Planning permission was granted under application AWDM/2111/21 for a First floor front extension. A Non Material Amendment to this application was approved under application AWDM/0744/22 for an amendment to remove the brick piers to the outer corner and change to columns, with cladding to match windows.

Proposed amendments

This application seeks a Non Material Amendment to approved AWDM/2111/21 to change the colour of the proposed cladding and aluminium frame to olive grey (RAL 7032).

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

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

Visual Amenity

The proposed amendment would involve changing the colour of the cladding and frame to the front and side elevations of the extension from white to olive grey. A sample of the colour has been provided with the application.

The proposed colour would be acceptable in context with its surroundings and would not appear out of character in the wider street scene.

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

The change of colour would not affect residential amenity in any way.

Conclusion

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

Recommendation

APPROVE

Informative

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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: Amanda Haslett Date: 26/08/25

Authorised by: Jo Morin Date: 26.08.2025