Development Management – Delegated Officer Report

Application Number: AWDM/0602/25 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: Provision of green render bands and replacement of window with door in East side elevation (retrospective)

Date of Site Visit: Visited when determining original 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.

A non material amendment was granted for the addition of a rooflight in the north facing gable roof. This had been built and granted under AWDM/1537/24.

The current application is a further non material amendment for the detailing of green bands on the approved and completed white render, three bands across the front and side of the building. Also detailed on the plans is a door on the east side of the building which replaces a window which was permitted in the original application.

Planning Assessment

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 however comments have been made prior to the submission of this application in confidence as a complaint and have been taken into consideration.

The replacement of the window with a door on the side elevation has no change in impact in this case and no harm as a result will occur.

The building was approved with the finish as render to match existing. The approved plans showed the bands on the elevations, however the green finish was not stated. The applicant has advised that this is an art deco feature which is replicated within the locality. Supporting photos have been provided showing similar banding, mainly carried out with brick or painted brick. However in this case the use of green paint to create a similar effect is not considered to be harmful in visual terms. There is no justification for a refusal in this case.

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: 10th June 2025

Authorised by: Peter Barnett Date: 10 June 2025