Development Management– Delegated Officer Report

Application Number: AWDM/0652/18 Recommendation – Approve

Site: **104 Beach Green Shoreham-by-Sea, West Sussex**

Proposal: **Application for a non-material amendment to previously approved AWDM/0266/18. Amendment: proposed French doors in place of window to front (south) elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings and Proposal

Consent was approved for a single storey side extension at the application site. The front elevation facing south was shown on the approved plans to have a front window serving the lounge area. This application is to seek consent to amend this window to French doors.

The property is not in a conservation area and is not listed.

Representations

None received.

Relevant Planning Policies and Guidance

Not Applicable (see below).

Planning Assessment

A provision to provide a mechanism to make non-material amendments to planning permissions has been introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the Town and Country Planning Act 1990. Section 190 commenced on 1st October 2009. Section 96A allows a non-material amendment to be made to an existing planning permission via a new 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 amendment sought is non-material.

In assessing an application 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 it 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 change proposed is considered to be minor and in this case will result in no significant adverse impact upon neighbours or street scene. It will be visible within the street scene as the change is to the front elevation. However due to the variation in fenestration detailing at the application site, its attached neighbour and the surrounding built environment this change and variation is considered acceptable.

Recommendation

Approve as the proposal will not materially change the proposal or its impacts.

New Plans

Drawing No. 04-18 Rev B received 14th May 2018

Old Plans

Drawing No. 04-18 Rev A received 23rd February 2018

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 5.06.18

Authorised and signed by: Peter Barnett Date: 5 June 2018