Development Control – Delegated Officer Report

Application Number: AWDM/0698/16 Recommendation – APPROVE

Site: 2 Erringham Lodge, 41 Buckingham Road, Shoreham-by-Sea, BN43 5UA

Proposal: Non-material amendment to AWDM/1748/14 for relocation of front entrance door and addition of canopy over and replace door as previously permitted with window on front (east) elevation.

Date of site visit: 19.05.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a rendered, two storey, semi-detached house, which appears to have had a two storey extension some years ago. The two storey extension is stepped back from the house frontage, and whilst the original house has shutters to the first floor windows at the front, the two storey extension does not.

The house also has decorative corbels under the eaves, and a ground floor front bay.

There is a further extension on the side of the property with Mill Lane, which relates to a separate dwellinghouse, namely 'Mews Cottage'.

The surrounding area is made up of a mix of dwelling styles and types.

Proposal

Planning permission has been gained for a single storey side extension, dormer windows and associated minor alterations under AWDM/1748/14, and this application seeks a non-material amendment to make some alterations to that permission.

The alterations are:-

Change from a window on the front (east) ground floor to a door with a bracketed flat roof canopy to the existing two storey extension; change from French doors and a small window on the east elevation of the new extension to one new window.

Relevant site history

AWDM/1748/14 Proposed single storey side extension, dormer windows and associated minor alterations. Proposed basement rooflight and lightwell.

Application permitted 18.02.2015

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
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 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. In this case, the neighbours on either side have been notified of the proposed amendments to the approved scheme, but no representations have been received.

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.

Visual Amenity

The proposed changes will effectively see the removal of the existing window on the front (east) elevation, with the window replaced by a front door with a bracketed flat roof canopy over the door. The door, together with the canopy, will result in a traditional frontage to the property. The other amendment sought, is to use a window in lieu of the approved glazed door and small window on the approved single storey side extension. The use of a window in this position, will again lift the elevational construct of the property, tying the extensions to the original dwelling in a more cohesive manner.

The changes would have no negative impact on the street-scene

Residential Amenity

The proposed changes will have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

The re-positioning and altered design of the entrance door and canopy, and new kitchen window on drawing no: 06 Revision D and 08 Revision E received 12.05.2016 are not material and can be substituted for the approved drawing no: 06 Revision B and 08 Revision D as approved under AWDM/1748/14.

Case Officer: Eve Hearsey Date: 26.05.2016

Authorised by: Jo Morin Date: 03.06.2016