Development Management – Delegated Officer Report

Application Number: AWDM/1311/25 Recommendation: APPROVE

Site: 22 Mill Hill, Shoreham-By-Sea, West Sussex

Proposal: Application for Non-Material Amendment to previously approved AWDM/0813/24. Amendment: Installation of 1no. air source heat pump (ASHP) unit to the North side of the house.

Date of Site Visit: 10th September 2024 when considering previous applications.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site was formerly a detached gabled roof chalet bungalow with front bays, a dormer on the south roof slope and various single storey rear additions. The planning history of the site is set out below. The dwelling is set back from the highway with a driveway to the front, ground levels increase from south to north along Mill Hill and properties within the street vary in design and appearance and many have been altered and extended.

SU/219/90/TP –Approved - Two storey extension to rear.
SU/43/96/TP – Approved - Room in roof with dormer on south side.
SU/19/05/TP – Refused –Rear extension with rooms in roof.
SU/90/05/TP – Approved – Single storey rear extension.
SU/10/06/TP – Approved – Single storey rear extension with pitched roof plus attached conservatory.
AWDM/0812/20 – Withdrawn - Ground floor rear extension, Juliet balcony to east elevation, covered way to south. (Porch and verandah to north side and south and north side dormer windows to be constructed under permitted development.)
AWDM/1180/20 – Withdrawn - Certificate of lawfulness for proposed enlargement of existing south dormer with additional 1no. dormer to north and south roof slopes.
AWDM/1983/20 - Approved - Roof extension, raising ridge and eaves height, enlarged barn ends and ground floor infill extension to north and south elevations (amended resubmission of AWDM/0812/20.)
AWDM/0813/24 – APPROVED -Demolition of side return and rear conservatory. Construction of new flat roofed canopy to south side, infill extension to north side and enlargement of existing rear extension. Roof alterations including barn hip to gable extension to front and rear, alterations to side dormer to south and construction of

new side dormer to north, new roof lights and front facing balcony. Replacement external materials, windows and doors throughout. Alterations to property frontage. This most recent permission is currently being implemented and includes the following.

- The existing barn hip roof of the chalet bungalow will be extended to a full gable to the front and rear.
- A new dormer is to be added to the north roof slope and the southern dormer is to be retained with a new gable roof to match that to the north.
- The existing rear ground floor extension is to be increased in width with an infill to the south and a new gabled roof. The amended plans have lowered the roof from that originally submitted with a shallower pitch and removal of side roof light.
- A single storey infill extension is proposed to the north and covered canopy entrance to the south.
- Rooflights are proposed to the main roof and the rear extension.
- A front balcony is proposed above the existing front bays with enlarged glazing into the gable
- The rear first floor window is also increased in size.
- Changes to the driveway to include increased width of access and reduction of hedging on front boundary.

The current application is a non material amendment to the most recently approved application AWDM/0813/24. The plans show an air source heat pump installed on the north side of the dwelling adjacent to the north elevation. The submissions also include a noise assessment and manufacturers details showing that the noise level is 41 dB which is below the 42 dB which would deem the ASHP to be within the limits of permitted development.

Representations: - None received

Consultations: -

Adur and Worthing Council's - Environmental Health – No EH objections to this minor amendment.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 34
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 air source heat pump is a small rectangular unit which will be fixed to the ground adjacent to the north elevation of the building. It is behind the side gate so will not be visible within the street scene it is low level, below the cill of the ground floor windows. It will have no adverse impact.

Residential amenity

As stated above the low level, small scale nature of the ASHP will limit its visual impact with regards to neighbours and street scene, it won't be visible to the adjacent neighbour, the boundary fence will screen it.

The submitted noise assessment also states that the noise emissions are lower than that which would deem the ASHP permitted development. In this case therefore the noise impact would be limited with no harm to adjacent occupiers. In the light of this the proposal is considered to be non-material in this case.

Recommendation

APPROVE

Is recommendation contrary to letter(s) of representation N

1. Proactive no amendments.

Case Officer: Hannah Barker Date: 10th November 2025

Authorised by: Peter Barnett Date: 10 November 2025