

Development Management – Delegated Officer Report

Application Number: AWDM/0581/26

Recommendation: Approve

Site: 61 Orchard Avenue, Lancing

Proposal: Non Material amendment to remove one side door of approved AWDM/0274/26 (Single storey annex in rear garden)

Date of Site Visit: n/a

Neighbours Checked: n/a

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application relates to an end of terrace dwelling on the west side of Orchard Avenue. The property has been extended at single storey level at the side and rear. The rear garden of the property backs on to a narrow vehicular track which serves some garages to the rear of properties in Orchard Avenue and First Avenue. The site itself has only a pedestrian gate onto the track with two domestic outbuildings in its rear garden.

Planning permission was granted earlier this year for a garden annex building. The building included a south side door as well as a door down the garden facing the back of the parent house. The applicant would like to build without including the south side door.

Planning History:

AWDM/0274/26 – Single storey annex in rear garden. Granted

AWDM/1699/23 - Single storey side extension to replace garage. Granted 6.2.24

Consultations:

None undertaken

Representations

None undertaken

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Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (December 2023)

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. s96A also allows for changes to conditions:

Power to make non-material changes to planning permission

(1) A local planning authority ... may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3) The power conferred by subsection (1) includes power—

(a) to impose new conditions;

(b) to remove or alter existing conditions.

In this case, the proposed change is considered to be non material as it does not result in a materially significant change to the character or appearance of the annex, to neighbour amenity or to the streetscene.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans.

Case Officer: MOK

Date: 3/6

Authorised by: Peter Barnett

Date: 3 June 2026