Development Management - Delegated Officer Report

Application Number: AWDM/1875/22 Recommendation – APPROVE

Site: 1 Mountview Road, Sompting, BN15 0JZ

Proposal: Non Material Amendment to Approved AWDM/1291/22 for reduction of approved dormer to move away from boundary line

Date of site visit: N/A
Neighbours checked: Y

Additional neighbour notifications: N/A

Site and Surroundings:

The property is an extended, semi-detached bungalow on rising ground and is located on the east side of Mountview Road, Sompting.

Many of the properties within the area have undergone extensions to the rear and/or to the roof. Its adjoining neighbour at no. 3, have extended their property with a rear extension and a large rear dormer, and also has 3no. rooflights to the front roofslope.

The property is not within a conservation area, nor is it a listed building.

Approved scheme:

Planning permission was given under AWDM/1291/22 for rooms in roof consisting of hip to gable roof extension with front and rear dormers and front rooflights.

Proposed amendment:

This application seeks a non-material amendment to reduce the width of the front dormer.

Representations: None received

Relevant History:

AWDM/1291/22 Rooms in roof consisting of hip to gable roof extension with front and rear dormers and front rooflights **Approved 12.10.2022**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

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.

Visual & Residential Amenity:

The proposal seeks to reduce the width of the front dormer in order that it sits away from the boundary point with the adjoining neighbouring property, no. 3, by some 500mm. The total width of the dormer will thereby be reduced by the 500mm from that originally approved.

The smaller front dormer will still be in keeping with the character and appearance of the street scene, and it will also benefit the visual and residential amenities of the neighbouring property no. 3

Recommendation

APPROVE the non-material amendment in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:

A.001 Rev A	Site & Location Plan	Received 17.11.2022
A.101 Rev C	Proposed Plans	Received 17.11.2022
A.201 Rev C	Proposed Elevations	Received 17.11.2022
A.301 Rev C	Proposed Sections	Received 17.11.2022

The existing planning permission AWDM/1291/22 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for those plans received and identified on that permission.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 06.12.2022

Authorised by: Peter Barnett Date: 6 December 2022