

Development Management – Delegated Officer Report

Application Number: AWDM/0357/26 **Recommendation:** – APPROVE

Site: 79 Rectory Road Worthing West Sussex BN14 7PD

Proposal: Application for a Non-Material amendment to previously approved AWDM/0171/23. **Amendment:** make rear extension flush, remove side extension and amend layout and fenestration.

Date of Site Visit: Previous application – 01/03/2023

Neighbours consulted: Y – 14 days

Site and Surroundings

The site is located to the west side of Rectory Road within a residential area of Worthing. The property comprises of a detached two storey house with brick render and mock Tudor detail with a gable to the front and a pitched roof. The property is set back from the road behind a curved flint wall, front garden and driveway. The house is elevated above road level. The property has been previously extended at single storey level to the side and rear.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Approved Scheme

Planning permission was granted under application AWDM/0171/23 for single storey rear and south side extensions, first floor rear and north side extensions and associated alterations, first floor side window to existing building, new front porch and widening of driveway.

Proposed Amendments

This application seeks a Non Material Amendment to approved AWDM/0171/23 to remove the side extension to the south, to make the north side extension flush with the rear and amendments to the layout and fenestration. The single storey side extension to the south would be omitted. The rear extension to the north side would be extended 1m in depth x 1.8m wide to infill the rear North-west corner of the extension (approved as a staggered extension). Changes to the layout include omission of a partition wall and moving the kitchen. Changes to fenestration include blocking up two ground floor windows to the south side following removal of the side extension.

Relevant Planning History:

06/0344/FULL - Erection of a first floor rear extension with pitched roof, over existing flat roofed single storey structure.

STATUS: Conditional Consent 22nd May 2006.

AWDM/0171/23 - Single storey rear and south side extensions, first floor rear and north side extensions and associated alterations, first floor side window to existing building, new front porch and widening of driveway.

STATUS: Application Permitted 12th May 2023.

Consultations

None required

Neighbour Representations

None received

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5

National Planning Policy Framework (MHCLG 2024)

National Planning Practice Guidance

SPG 'Extending or Altering Your Home' (WBC)

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 proposed amendments only affect the rear and sides of the property which are not visible from the road or in surrounding views. There would be no impact on the character of the street scene.

The small infill addition to the rear extension would result in a more cohesive design and would match the materials of the existing building. Although any increase in floor

space is not typically permitted under an NMA, in this case the area of extension to be removed far exceeds that proposed and due to its very small scale is considered acceptable under this process.

There would be no adverse impact on the visual amenities of the locality as a result of these amendments.

Residential Amenity

The only property affected by these amendments is No.81 to the north side. The increase in depth of the north-west corner of the approved extension at 1m would take the total depth of the extension to 4m which is usually considered acceptable for a detached house such as this and is in line with the neighbour's conservatory. There would be no additional impact on the neighbour as a result of this amendment.

The omission of the side extension to the south side, changes to layout and blocking up windows would not have any detrimental impact on neighbours.

Conclusion

The proposed amendments are considered to be non-material in nature and would not have any additional impact on the visual or residential amenities of the locality and are therefore acceptable.

Recommendation:

APPROVE

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Amanda Haslett

Date: 16/04/26

Authorised by: Jo Morin

Date: 16.04.2026