Development Control – Delegated Officer Report

Application Number: AWDM/1981/22 Recommendation – APPROVE

Site: 306 Upper Shoreham Road Shoreham-by-Sea, BN43 6BA

Proposal: Non-Material Amendment to approved AWDM/1184/22 for roof alteration to font/side elevations – Parapet wall to be removed and replaced with mono pitch roof

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached property located on the northern side of Upper Shoreham Road. The house has an open porch to the front and attached garage to the side. Attached to the rear of the garage is a single storey side extension which wraps around to the rear and is attached to a two storey rear extension. Attached to the rear extension is a conservatory which is sited along the boundary with No.

The property at No. 304 is a semi-detached property with a double garage extension to the side. The property at No. 308 is a semi-detached property with an attached garage to the side.

The surrounding area is residential with a mix of detached and semi-detached properties.

The property is not within a Conservation Area or is it a Listed Building.

Approved scheme:

AWDM/1184/22 Proposed single storey side, rear and front extension to link to porch with new pitched roof over, new flat roof above rear conservatory, rear dormer. **Approved 06.09.2022**

Proposed amendment:

The application seeks a non-material amendment to remove the parapet wall which was to separate the front mono-pitch roof over the porch from the side extension, and in its stead, hip the side roof of the extension and link the front roof with the side roof, for a continuous wraparound roof.

The plans also show the removal of 2no. high level windows on the rear (west) elevation; & the inclusion of a raised lantern over the rear extension in lieu of a flat roof light.

Consultations: None.

Representations: None.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 policies 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 width and depth etc. of the extensions as approved under AWDM/1184/22 will remain the same, the only difference to the external appearance will be as mentioned above.

Visually, the wrap around extension will have a hipped roof which will create an openness to the side, whereas the parapet wall created a closure. Therefore the change proposed to the roof will enhance the design of the proposal.

The roof lantern over the rear extension will give height to the extension, but because it is stepped away from the side boundary with no. 304, it will not result in unacceptable harm onto that property.

The loss of the 2no. high level windows from west elevation, will not affect the existing amenities of the neighbour no. 306.

In conclusion, the amendments shown on the submission, are not considered to result in any harm to the existing visual or residential amenities or the character of the area.

Recommendation

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

EXISTING PLANS, ELEVATIONS, SECTION & LOCATION PLAN:
AD-220: 01 Received 14.12.2022

PROPOSED PLANS & ELEVATIONS:
AD-220: 02 Rev A – Dec 22 Received 16.12.2022

PROPOSED ELEVATIONS, SECTIONS, LOCATION & BLOCK PLAN
AD-220: 03 Rev A - Dec 22 Received 16.12.2022

The existing planning permission AWDM/1184/22 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: 20.12.2022

Authorised by: Peter Barnett Date: 20 December 2022