Development Management – Delegated Officer Report

Application Number: AWDM/0401/19 Recommendation – APPROVE

Site: 21 The Twitten Southwick

Proposal: Non-material amendment to previously approved AWDM/1912/18 to construct a pitched roof rather than flat roof on front porch.

Date of site visit: 14th January 2019 when considering original application, photos taken at this time.

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a semi detached two storey dwelling within a row of properties matching in design. The application site and neighbouring properties each have a tile hung bay to the front with a lean to tiled roof enclosing a front porch. Consent was granted for a flat roof porch with access ramp to the front of the property, approved under AWDM/1912/18. The current application seeks to change the porch to a pitched roof design. No other changes are proposed from the original consent.

Representations: None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

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 changes to the roof of the porch from a flat to pitched roof are considered minor as although it changes the appearance of the dwelling house it is not such that it would have a significant impact, it could also be considered preferable to the flat roof design and more in keeping with the dwelling house and adjacent properties. The impact upon the street scene is minor and there is no impact upon neighbours.

Recommendation

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

LOCATION PLAN	ca/21TheTwi/01	02.01.2019
BLOCK PLAN	ca/21TheTwi/02	02.01.2019
EXISTING & PROPOSED PLANS & ELEVATIONS	ca/21TheTwi 03 C	27.03.19

Please note that the existing planning permission AWDM/1912/18 still stands and that the conditions imposed upon it continue to apply to the development except that the plans can be substituted for: -

EXISTING & PROPOSED PLANS & ELEVATIONS	ca/21TheTwi 03 C	02.01.2019

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

Case Officer: Hannah Barker Date: 16.04.19

Authorised by: Gary Peck Date: 17 April 2019