AWDM/0209/25 – Non-Material Amendment

Site and Proposal

This NMA application relates to the north east land parcel of the Persimmon Homes northern sector area, West Durrington.

An additional parking space is proposed alongside a rank of three approved spaces, adjoining a small pocket of open space. The applicant states: *We are submitting the drawings listed above to request a Non-Material Amendment relating to the parking allocation of Plot 79. At present this plot only has 1 parking space available. The plans submitted depict an additional space near to the property, on Windflower Chase.*

Drawings
413 PL P79 100 Plot 709 Additional Parking Plan
18.035.100 35 Site Layout
413 PL HL 200 Hard Landscape Proposal Rev AB
413 PL SL 502 Soft Landscaping REV AB

History
AWDM/1316/19 - reserved matters for 120 dwellings. Approved 2021

Legislation
Section 96A of the Act allows a non-material amendment to be made via application. There is no statutory definition of 'non-material', which depends on the nature and context of a particular development. The NPPG advises regard to the effect of the change, together with any previous changes made under s.96A

Although it is not an application for planning permission and therefore s.38 (6) of the Planning Act 2004 does not apply it is material to consider the extent to which the proposed amendments comply with the Development Plan policies.

Relevant Planning Policies and Guidance
Worthing Local Plan 2020-2036. Policies include DM5, DM6 & DM15.
National Planning Policy Framework - NPPF (2024)
WSCC Parking Guide (2020)

Planning Assessment

Plot 79 is a two bedroom flat above a garage compound closeby, and according to parking standards (WSCC , 2020) only 1.1 spaces are required, therefore the argument in favour is marginal, but some small weight can be attached to the quite limited amount of unallocated spaces in the vicinity. Alongside this the remaining open space is fairly significant at this corner of the street, with space for relocation of an approved tree close to the new space, such that the additional visual impact against the backdrop of approved spaces, is limited. On balance, it is not considered so harmful as to warrant refusal.

Recommendation: Approve

Officers: Stephen Cantwell 04 June 2025

Authorising Officer: Gary Peck 5 June 2025