Expiry Date - 21/11/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1348/25 Recommendation – APPROVE

Site: 6 Morland Avenue Worthing West Sussex BN14 8PX

Proposal: Non-material amendment to approved AWDM/0911/25 for an additional window in side elevation

Date of Site Visit: Seen previously

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

This application relates to a semi-detached property on the eastern side of Morland Avenue.

The site is not located within a conservation area and the building is not listed. There are no protected trees on site.

The amendment to this proposal is adding an additional window on the southern elevation of the outbuilding.

Planning History:
AWDM/0911/25 - Demolition of existing garage and replacement with a single storey outbuilding. Approved

Consultations
None

Representations
N/A

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (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. s96A also allows for changes to conditions:

Power to make non-material changes to planning permission

(1)A local planning authority ... may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2)In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3)The power conferred by subsection (1) includes power—

(a)to impose new conditions;

(b)to remove or alter existing conditions.

In this case, the proposed change is considered to be non material as it does not result in a material change to the character or appearance of the development or to residential amenity.

While there will be a change in the external appearance of the southern elevation with an additional window, in the context of the development overall the change is not considered to be significant. There will be no discernible impact on residential amenity as the side elevation already contains side facing windows.

Recommendation

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

Drawings:

Proposed Plans P005 Rev 02 03/10/2025,
Proposed Elevations P006 Rev 2 03/10/2025.

…….. existing planning permission AWDM/0911/25 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos:

Proposed Plans P005 Rev 01 09/07/2025,
Proposed Elevations P006 Rev 1 09/07/2025.

Case Officer: Finlay Gardner Date: 15/01/2026

Authorised by: Louise Prew Date: 15/01/2025