

Development Management – Delegated Officer Report

Application Number: AWDM/0375/26

Recommendation: – APPROVE

Site: Ground Floor Flat 4 Ripley Road Worthing West Sussex

Proposal: Non Material Amendment to approved AWDM/0431/23 for: aluminium French doors; reduced size of window; concrete roof tiles; reduced size rooflights to single storey rear extension.

Date of Site Visit: N/A

Neighbours Checked: Y

Additional Neighbours Notified: N

Background

The application relates to a GFF within a 2-storey, semi-detached building on the south side of Ripley Road. The flat has previously been enlarged by a rear conservatory, infilling a recess in the stepped rear elevation. French doors in the rear of the conservatory open onto a decked area and the rear garden beyond.

Planning permission was granted under AWDM/0431/23 to replace the conservatory with a single-storey extension (4m deep x 2.93m wide) with a lean-to roof. As approved the highest part of the roof (3.6m) would be attached to the west flank of the rear projection, sloping down to an eaves height of 2.25m closest to the common boundary with the attached flats (No.2/2A). The south-facing external wall would be finished in painted render with painted blockwork on the west side. The approved drawings show a high-level window (2.6m wide) in the west side and bi-fold doors in the rear elevation opening onto the existing deck.

The property is not listed, or locally listed and is not located within a conservation area.

Proposal

A Non Material Amendment is sought to omit the pier detail with the overall width of the extension reduced to 2.8m and the overall height of the lean-to roof reduced to 3.36m high. Aluminium French doors are proposed instead of the previously approved timber bi-folds, and a tiled roof instead of the previously approved grey GRP. The width of the high-level window would be reduced to 1.6m and the size of the 3no rooflights in the lean-to roof reduced.

Relevant Planning History:

AWDM/0431/23 - Proposed single storey rear extension.

STATUS: Application Permitted 21st April 2023.

Consultations: None

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.

The extension is sited wholly at the rear of the building and thus the proposed changes will have no adverse impacts on visual amenity.

The external dimensions of the extension will be marginally smaller than as approved, and the size of the openings reduced, thereby having a lesser impact on neighbouring properties (above and to the west).

The omission of the pier detail will provide for a marginally wider gap between the side wall of the extension and the common site boundary which would facilitate the painted render exterior wrapping round to the west side (as well as currently approved on the south elevation) which would improve its appearance from the neighbour's conservatory/garden.

Recommendation

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

Drwg: DS/HATAMI/01/REGS rev1 EXTG. & PROPOSED PLANS & ELEVATIONS -
Received 24.03.2026

This supersedes: -

Drwg: DS/HATAMI/01 EXTG. & PROPOSED PLANS & ELEVATIONS - Received
22.03.2023

Drwg: DS/HATAMI/03 SITE PLAN – Received 22.03.2023

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: Jo Morin Date: 10.04.2026

Authorised by: Peter Barnett Date: 10 April 2026