Expiry Date – 7/12

Development Control – Delegated Officer Report

Application Number: AWDM/1705/17 Recommendation – Approve

Site: **1 Highview, Sompting**

Proposal: **Application for Non Material Amendment to approved application AWDM/1860/16 to reposition 3no. rooflights to front (east) elevation and increase window size; addition of rooflight to front elevation.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 29/11 – works have not commenced.

Site and Surroundings

The application site is a corner plot on the east side of Halewick Lane and at the entrance of Highview. The property is a large detached two storey dwelling located within a cul de sac of two storey properties of similar design dating from the 1990's.

The property is not in a conservation area and is not listed.

Proposal

Planning permission was granted on 1st February 2017 under AWDM/1860/16 for: Rooms in roof with 3 no. pitched-roof rear dormers to west elevation and three roof lights to front (east) elevation (re-submission of AWDM/1418/14).

An application for a minor non material amendment to AWDM/1860/16 was made on 9th November 2017 for:

Repositioning of 3no. rooflights to front (east) elevation and increase in their size and addition of rooflight to front elevation.

Relevant Planning History

AWDM/11860/16 - Rooms in roof with 3 no. pitched-roof rear dormers to west elevation and three roof lights to front (east) elevation (re-submission of AWDM/1418/14). Granted 1.2.17

S/68/01/TP - Part single part two storey side extension adj road. Granted 28.1.02

Consultations

Sompting Parish Council: supports the application.

Representations

None undertaken.

Relevant Planning Policies and Guidance

Not Applicable (see below).

Planning Assessment

A provision to provide a mechanism to make non-material amendments to planning permissions has been introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the Town and Country Planning Act 1990. Section 190 commenced on 1st October 2009. Section 96A allows a non-material amendment to be made to an existing planning permission via a new 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 LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non-material amendment the Government's National Planning Practice Guidance states that the LPA 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 it 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.

Planning permission was granted earlier this year to extend the roof of this house. The planning permission included the provision of three rooflights in the main front roofslope. A subordinate side extension already had a rooflight in the front and rear roofslopes. The applicant would like to enlarge the three approved rooflights by increasing the depth by 200mm to 1600mm and also to centralise them in the main roof and close together. They would also like additional rooflight in the subordinate front roofslope alongside an existing one.

These changes do not alter the substance of the original approval and are minor in nature.

Recommendation

Approve as the proposal will not materially change the proposal or its impacts.

New Plans

Drawing RFA 14/313/06 rev 2 received 9/11/17 – Proposed Elevations
Drawing – RFA 14/313/14 rev 2 received 9/11/17 - Proposed Second Floor Plan

Old Plans

Drawing RFA 14/313/14 – Proposed Second Floor Plan
Drawing RFA 14/313/06 – Proposed Elevations

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 29/11/17
Authorised and signed by:	PB	Date: 29/11/2017