Expiry Date – 9/4/18

Development Control – Delegated Officer Report

Application Number: AWDM/0363/18 Recommendation – Grant

Site: 72 Grinstead Lane, Lancing

Proposal: Application for Non-Material Amendment to approved AWDM/1898/17 to clad first floor elevations and change roof tiles.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 24/4/18. Works have commenced, the old roof is off and the site is shrouded in scaffolding.

Site and Surroundings

This application relates to a detached 1940's bungalow on the west side of Grinstead Lane, a busy road linking the coast with the A27 to the north. This is an established residential area.

The property has a projecting front gable and two bay windows under a fully hipped roof. It is brick and pebble dashed with a tiled roof and upvc windows and doors. On its north side it has a garage and store behind on the shared boundary and at the rear it has a dilapidated lean to addition.

No. 74 to the south is a 2 storey house and No. 70 to the north is a gable fronted bungalow. Grinstead Lane has a very mixed character of bungalows, chalet bungalows and two storey houses of differing ages and designs.

Proposal

Planning permission was granted on 9th February 2018 under AWDM/1898/17 for: Addition of first floor with raised roof ridge, alterations and revised fenestration to create a 4 bed two storey dwelling; removal of existing rear extension and side garage/store.

An application for a minor non material amendment to AWDM/1898/17 was made on 12th March 2018 for:

i. Cladding of approved first floor elevations and
ii. change to approved roof tiles.

Relevant Planning History

AWDM/1898/17 - Addition of first floor with raised roof ridge, alterations and revised fenestration to create a 4 bed two storey dwelling; removal of existing rear extension and side garage/store. Granted 9.2.18

Consultations

Lancing Parish Council: No objection.

Representations

9 neighbours consulted. No response received.

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 turn this bungalow into a fully two storey dwelling. The approved plans showed a fully rendered property with lead covered front bay windows. Roof tiles were unspecified – 'to be agreed'.

The applicant would now like to clad the first floor in light oak composite horizontal boarding and to use a grey roof tile (Redland 49 or Marley modern). The ground floor will remain rendered and the bay roofs are still to be lead covered.

This property is not in a sensitive location. It has a mixed vernacular and palette of materials.

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 No. 4.B – Proposed Alterations - Elevations

Old Plans

Drawing No. 4. A – Proposed Alterations - Elevations

Is recommendation contrary to any representations? No

Case Officer signed: MOK Date: 25/4/18

Authorised and signed by: PB Date: 25/4/18