Expiry Date - 06/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0477/25 **Recommendation – APPROVE**

Site: **40 Greenland Road Worthing West Sussex BN13 2RW**

Proposal: **Non Material Amendment to approved east side/rear extension (AWDM/1328/24) comprising ridged and hipped roof over front component instead of 'crown' roof.**

Date of site visit: As for AWDM/1328/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid 20C, detached, hipped-roof bungalow occupying a corner plot at the junction of Greenland Road and Greenland Close.

A front garden enclosed by a rendered wall wraps round to the east side of the bungalow. The east side and rear garden is enclosed by a tall, dense laurel hedge that extends rearward along the roadside boundary with Greenland Close right up to the northern end of the plot where it wraps around, adjoining the entrance to a garage compound serving the terraced houses in Greenland Close.

A shared driveway on the west side of the bungalow leads to a garage comprising one half of a pair set back from the rear of the bungalow. The other garage in the pair belongs to No.42, a semi-detached bungalow adjoining to the west

The surrounding area is predominantly residential in character made up of a mix of detached, semi-detached houses and bungalows as well as some terrace houses of differing styles, and with no strong sense of visual coherence.

Approved Scheme + Proposed Amendments

Planning permission was granted under AWDM/1328/24 for an L-shaped side and rear extension extending 3.5m deep across the full width of the rear (north) elevation and wrapping around the northeast corner and extending 2.7m to the side (east) of the bungalow. It would have a maximum depth of 9m and a maximum width of 11.2m constructed in brickwork. As approved the side/rear extension had a tiled ‘skirt’ or crown roof 3.5m high overall with eaves matching the eaves height of the existing bungalow.

It is now proposed that the southernmost component of the side extension would have a hipped and pitched roof formed by extending the existing 4.8m high hipped and ridged roof 2.7m eastwards. The 11.2m wide rear component of the extension would continue to have a tiled crown roof as before.

No changes are proposed to the flat canopy porch (3.9m wide by 0.9m deep) to the main entrance approved under AWDM/1328/24.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance

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.

Visual Amenity

The proposed change to the roof design would more closely reflect the roof form of the existing bungalow compared to the approved 'crown' roof and would better assimilate with its appearance representing an improvement to the design in visual amenity terms.

Residential Amenity

The proposed ridged and hipped roof (4.8m high) would have a taller overall height and ‘bulk’ than the previously approved crown roof. However, this would be remote from the nearest affected property, No.38 Greenland Road, located on the east side of the junction of Greenland Road with Greenland Close. Consequently there would be no adverse effects on residential amenity arising from the proposed amendment.

Recommendation

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

Drawing DS/GREENLANDNMA/01 Proposed Roof Amendment Dated 08.04.2025

This partially supersedes:
Drawing DS/GREENLAND/02 Rev 1 Received 22.11.2024 (Elevations only)

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: 29.04.2025

Authorised by: Peter Barnett Date: 30 April 2025