Development Control – Delegated Officer Report

Application Number: AWDM/1462/14 Recommendation – APPROVE

Site: 67 Old Fort Road Shoreham-By-Sea West Sussex BN43 5RL

Proposal: Application for a non-material amendment ot AWDM/0954/14. Amendment: Raise the roof of the rear extension by 350mm

Date of site visit: AWDM/0954/14 and AWDM/1505/13

Neighbours checked: N/A

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a detached bungalow occupying a wider than average plot on the north side of Old Fort Road. Conditional planning permission has been granted under AWDM/0954/14 for remodelling comprising front, rear and side extensions and rooms within enlarged roof with front and rear d dormers and enlarged first-floor sun terrace.

An amendment is sought to the proposed single-storey flat-roofed element on the east part of the rear elevation to increase the overall height by 350mm. The reason for the amendment is to facilitate the thicker construction requirement of the sedum roof.

Consultations: None undertaken.

Representations: N/A

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

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 LPA 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 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 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 saved Local Plan policies is a material consideration.

Visual amenity

Whereas as previously approved the flat roof of this rear element would have aligned roughly with the eaves of the main bungalow it will now project slightly above. This element will have a rendered exterior and together with the modern fenestration design will form a contemporary feature somewhat distinct from the more traditional appearance of the remainder of the bungalow. The slightly taller roof will reinforce this visual distinction. However, it is located wholly to the rear (north) of the dwelling and although a visual gap will be retained between the enlarged dwelling and the neighbouring bungalow at No.69, the taller roof of the rear element will not be prominently visible, if perceptible at all, in the streetscene.

Residential amenity

The increase in height of 350mm is modest and will have no significant impact on receipt of daylight to, or outlook from the windows in the flank of No.69, or in the rear of 1 Shingle Road (to the north-east) taking in consideration the siting of the former attached garage which was positioned right up to the common boundary on this side (now demolished).

Recommendation APPROVE

The proposed changes shown on Drawing No.s: 0976-NM-001 Proposed North and South Elevations and 0976-NM-002 Proposed East and West Elevations received on 15 Oct 2014 are not material and these can be substituted for the Approved Drawings No.s: 0976-PA-013 Proposed Front and Rear Elevations and 0976-PA-014 Proposed Side Elevations Date valid 14 July 2014

Is recommendation contrary to letter(s) of representation? N/A

Case Officer: Jo Morin Date: 12 Nov 2014

Authorised by: PD Date: 12.11.14