

Development Management – Delegated Officer Report

Application Number: AWDM/0030/26

Recommendation: APPROVE

Site: Land North Of Eastbrook Manor Community Centre, West Road, Southwick

Proposal: Non-Material Amendment to approved AWDM/0759/23 for addition of roof mounted PV panels, addition of external vent grilles, and addition of floor mounted external condenser units/cages

Date of Site Visit: 4 February

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks non material amendments to the permission granted under reference AWDM/0759/23 for the installation of 2 modular buildings in the rear courtyard (the site of a previous ice rink) to the rear of the main community building. The application as submitted suggested there was reduction in the height of the building but the dimensions on the drawing appear the same as previously approved, but in any case there was a levels condition imposed on the previous permission which would determine the effective finished height of the building.

Accordingly, the application relates to the addition of roof mounted solar panels situated in 2 rows on each roof, the addition of vent grilles to the rear of the buildings as well as external condenser units on the same elevation.

Planning History:

AWDM/0759/23: Installation of two modular buildings to the rear courtyard granted permission in August 2023.

Consultations:

Following the receipt of additional information, the Environmental Health Officer has commented:

I am satisfied that the units will not have a detrimental impact on the residential amenity of the surrounding neighbours, and therefore recommend the discharge of any relevant condition.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 - relevant policies include 12, 15 and 29

Sustainable Energy SPD (August 2019)

National Planning Policy Framework (August 2026)

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 this case, the proposed changes are considered to be non-material as they do not result in a material change to the character or appearance of the development. The proposed buildings are set well back from the road and the addition of the roof mounted pv panels, vent grilles and condenser unit will not therefore have a material impact upon the wider character of the area.

The remaining issue is therefore the proximity to residential properties to the condenser units on the rear of the buildings. Following the receipt of subsequent information submitted by the applicant, detailing these condensers, the Environmental Health Officer has confirmed there would be no adverse impact upon the amenities of neighbouring properties. As previously assessed at the application stage, there is boundary fencing and screening along the mutual boundary (shown to be retained on the submitted drawing) and in addition there is a landscaping plan required to be discharged under the conditions. As a result, therefore, it is not considered that the addition of the units will have a material impact upon surrounding residential properties.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Roof Plan drawing number PTK-A1-01-D-A-1002 P03 received 13 January 2026
Elevations drawing number PTK-A1-00-D-A-2001 P06 received 7 April 2026
Block Plan drawing number PTK-A1-00-D-A-1803 P07 received 7 April 2026
Floor Plan drawing number PTK-A1-00-D-A-1001 P04 received 7 April 2026
Supporting Document Daikin Air Conditioning Technical Data received 19 August 2026
Supporting Document Sound Data (sound pressure spectrum) for Daikin RXP50N received 19 August 2026

..... existing planning permission AWDM/0759/23 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for:

Location/Block Plan drawing number 2324/156150/PP1 received 8 June 2023
Elevations and Section drawing number 2324/156150/PP3 received 8 June 2023
Floor & Roof Plans drawing number 2324/156150/PP2 received 8 June 2023

Case Officer: Gary Peck Date: 2 September 2026

Authorised by: Peter Barnett Date: 3 September 2026