Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0958/12

Site: **11A Sedbury Road, Sompting BN15 0LL**

Proposal: **Application for minor material amendment to planning permission AWDM/0559/12 comprising increase in length of conservatory from 3.15m deep to 4.25m deep, and change in slope of roof to east to west.**

Date of site visit: 09.05.12 (AWDM/0559/12)

Proposal, Site and Surroundings

Application for minor material amendments: The proposed amendment sought consist of an increase in depth of the conservatory 1.1m and change in slope of roof to East to West, rather than North to South.

Relevant Planning History
AWDM/0559/11 – Rear Conservatory. Approved 18.06.12.

Consultations - ***Sompting Parish Council:*** No objection.

Representations – ***Third Parties:*** None received.

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle
The Governments guidance note states that 'Greater flexibility for planning permissions' (DCLG 2010) states that *'A minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved'.* However this is not a statutory definition.

When determining applications under s.73of the Act LPA's should , in making their decisions, focus their attention on national or local policies or other material considerations which may have significantly changed since the original grant of permission as well as the changes sought.

Since the original application was determined there have been no significant changes in Local or National Planning Policy.

Residential amenity
Whilst the proposed extension would be longer than originally permitted, there would still be a separation of 0.6m between the flank wall, and the south side wall of the attached neighbours conservatory. The proposed change in roof slope would also ensure that the impact of the additional length would be kept to a minimum. The proposed MMA would result in an extension which projects beyond the rear of the neighbours conservatory by 3.2m which given the change in ground level, is considered to be acceptable.

Visual amenity
The proposed conservatory would still be setback from the edge of the south side of the building by 3.2m and well screened from the road. It is not considered that the MMA will have an adverse impact on the visual amenity of the area.

Recommendation

APPROVE for the reason:-

The proposed Minor Material Amendment would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit.
2. North side high level windows to be obscurely glazed and fixed shut.
3. Permission relates to approved plans:

Drawing No: Floor Plan	Date Received: 15.08.12
Drawing No: South Elevation	Date Received: 15.08.12
Drawing No: North Elevation	Date Received: 15.08.12
Drawing No: West Elevation	Date Received: 15.08.12
Drawing No: South (Comparison)	Date Received: 15.08.12
Drawing No: Site Location Plan	Date Received: 15.08.12
Drawing No: Block Plan	Date Received: 15.08.12

Informatives:-
Precautionary contaminated land condition.

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

Case Officer: C. Hone Date: 24.09.12

Authorised by: Gary Peck Date: 25 September 2012