Development Control – Delegated Officer Report

Application Number: AWDM/1399/23 **Recommendation – APPROVE**

Site: **1 Lewis Road, Lancing, BN15 0NT**

Proposal: **Application for a Non Material Amendment to previously approved AWDM/0304/23, Amendment: Alteration to the south elevation which removes the thin row of tiles which follows the previous roof profile**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours consulted: Y – 14 days

Additional neighbour notifications: N

Site and Surroundings

This application relates to a semi-detached, hipped roof bungalow, situated on the east side of Lewis Road, Lancing, on rising land.

Lewis Road comprises predominantly semi-detached bungalows, many of which have been extended on the ground floor and in the roof, with dormers to the front and/or the rear. Both no.'s 1 and no. 3 have rear extensions.

The property is located to the rear of no. 60 Fircroft Avenue, which is a two storey dwelling on lower land than the application site, and has a flat roof outbuilding next to the boundary with no. 1 Lewis Road.

The property is not within a Conservation Area, and is not a Listed Building

Approved scheme

AWDM/0304/23 Rooms in roof consisting of hip to gable and new front and rear dormer. **Approved 05.05.2023**

Proposed amendment

The application seeks a non-material amendment to merge the side elevation of the new rear dormer with the new side gable.

Representations:

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework

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 amendments result in the side elevation of the rear dormer merging with the new gable end of the property. This would not normally be an acceptable design aspect of a hip to gable plus rear dormer, however, given that the street scene comprises similar if not more severe forms of roof extensions than that proposed, for example on the opposite side of the road no.’s 2, 6, 10 and 12 have constructed front and rear dormers which wraparound across the side elevation, which produce a bulky roof extension and bulky elevational views from the street. Bearing in mind what has been constructed on many of the properties within Lewis Road, it is considered that the scale of works of that proposed would not unacceptably unbalance the overall scheme in relation to its surroundings, or have any materially adverse impact on the visual amenities of the locality.

Residential Amenity

The proposed resultant dormer and gable end compared to the approved scheme would have no materially additional impact on neighbours. The reconfigured roof works would not result in any additional impact on residential amenity.

Conclusion

The proposed amendments are considered to be non-material in nature and would not have a harmful impact on the visual or residential amenities of the locality and are therefore acceptable.

Recommendation

APPROVE

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

Case Officer: Eve Hearsey Date: 10.11.2023

Authorised by: Peter Barnett Date: 10 November 2023