Development Management - Delegated Officer Report

Application Number: AWDM/0324/15 Recommendation – Approve

Site: 191A Brighton Road, Lancing, West Sussex BN15 8JB

Proposal: Non-material amendment to AWDM/0970/14 and AWDM/0071/15 for grey weatherboarding to all four dormers and front elevation.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey building on the north side of Brighton Road which is in use as 2 flats. Permission has been granted under reference AWDM/0970/14 and AWDM/0071/15 for four pitched roof dormer windows in the roof. In addition, a pair of double doors with Juliet balcony has been approved within the gable at the front of the building.

This application seeks approval for a non-material amendment to change the external materials for the face of the dormers from tile hanging to Marley Eternit grey cedral weatherboarding. In addition, the front gable of the building is also to have grey weatherboarding in place of the white painted finish that currently exists.

Relevant site history

As above

Consultations

None

Representations

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’ National Planning Policy Framework (CLG 2012)

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.

Visual amenity

The introduction of grey weatherboarding would not appear unduly out of character in the area where there is a mixture of external finishes to buildings. A similar finish can be seen at 195 Brighton Road.

Residential amenity

The change in materials will have no adverse impact on residential amenity.

Recommendation

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

Drawing number 1699 PL 02 A received 13 March 2015

…….. existing planning permissions AWDM/0970/14 and AWDM/0071/15 still stand and that the conditions imposed upon them continue to apply to the development except that the above plans can be substituted for Drawing numbers SB/13/180 received 14 July 2014 and 1699 PL 02 received 19 January 2015

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

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.

Case Officer: Peter Barnett Date: 9 April 2015

Authorised by: PD Date: 9.4.15