Development Control – Delegated Officer Report

Application Number: AWDM/0633/14 Recommendation – APPROVE

Site: 21 The Meadway, Shoreham

Proposal: Non-material amendment for relocation of porch

Date of site visit: 17.06.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the southerly side of The Meadway and comprises a detached chalet bungalow property. The area is predominantly residential in nature and there are a mixture of property types and styles within the road.

The proposal seeks planning permission for a non-material amendment for the relocation of a porch previously approved under application AWDM/0878/11. The porch was previously positioned centrally on the northerly front elevation of the property and under the proposed amendment the porch extension would still be positioned to the front elevation of the property yet would be located further to the east. The proposed porch would also incorporate a larger footprint than previously approved and would now measure 2.3 metres by 1.1 metres. The design of the porch has remained the same incorporating a pitched roof supported by piers and a total height of 3.5 metres.

Consultations: None received.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan (saved policies): AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

A provision to provide a mechanism to make non-material amendments to planning permissions was introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the town and Country Planning Act 1990.

There is no statutory definition of what 'non-material' is. This is because it is so dependent on the context of the particular scheme, what may be non-

material in one context may be material in another. In order to grant an application an LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non-material amendment the Government's National Planning Guidance states that the LPA must have regard to the effect of the change, together with any previous changes made under s96A.

The proposed porch would be situated closer to the easterly neighbouring bungalow yet would not align with the easterly wall of the existing dwelling, being set in approximately 0.5 metres. The porch is an open structure which would be supported by piers and would be attached to the existing single storey porch to the front of the house. A distance of 1.8 metres would be located between the porch and the easterly neighbouring property. Given the open nature of the proposed porch and the distance situated between the structure and neighbouring bungalow it is considered that the proposed porch would not cause any loss of amenity to the easterly neighbouring property.

From the street scene perspective, the porch would be slightly larger in size but is considered to remain proportionate to the existing house and would frame either side of the entrance door. The pitched roof design and matching roof tiling would mirror the design of the main roof on the dwelling.

It is therefore considered that both of the above are factors that should be considered under the provisions of s.96A of the Act.

Recommendation

That the application for the non-material amendment be APPROVED

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

Case Officer: Rebecca Tier Date: 3rd July 2014

Authorised by: Jo Morin Date: 04.07.2014