Expiry Date - 15/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0795/25 Recommendation – APPROVE

Site: **32 Manor Road Worthing West Sussex BN11 4RU**

Proposal: **Non-Material amendment to AWDM/0471/25 for addition of a window to the north elevation of the approved single-storey rear extension**

Date of site visit: 17/05/25 – Previous application

Neighbours Notified: N

Site and Surroundings

The site is located to the east side of Manor Road, within a residential area of Worthing and within the Heene Conservation Area. The property comprises a detached bungalow with brick elevations and a hipped roof. The property is set back from the road behind a flint wall, front garden and paved driveway leading to the garage to the north side. The property has been previously extended with a conservatory to the rear of the garage and another to the rear of the bungalow. There is a good size garden to the rear.

The property is not a listed building and there are no protected trees on site.

Approved scheme

Planning permission was granted under application AWDM/0471/25 for a proposed single storey rear extension.

Proposed amendments

This application seeks a non-material amendment for the addition of a window to the north elevation of the approved single-storey rear extension. The window would face into the garden of the application site and would serve a kitchen.

Representations: N/A

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)
Heene Road Conservation Area Appraisal

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 extension is to the rear of the property and the addition of a window to the north side of the extension would not be visible from the road or the surrounding area.

There would be no adverse impact on visual amenity as a result of the addition of a window to the north side of the extension.

Residential Amenity

The proposed window would be to the north side elevation of the extension facing into the applicant's garden and over 8.5m from the boundary with No.34 which is formed by a high fence.

A restrictive condition was imposed on the original application preventing openings being added to the south side of the extension however this restriction was not required for the north side as there was not considered to be any impact arising from openings to the north side.

A window in this position would not have any detrimental impact on the residential amenities of adjacent occupiers.

Conclusion

The proposed amendment is considered to be non-material in nature and would not have any additional impact on the visual or residential amenities of the locality and is therefore acceptable.

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Recommendation

APPROVE

Informative

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.

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

Case Officer: Amanda Haslett Date: 08/07/25

Authorised by: Jo Morin Date: 09.07.2025