Expiry Date –20th Feb

Development Management– Delegated Officer Report

Application Number: AWDM/0081/18 Recommendation – Approve

Site: **Southerly Mount Way Lancing**

Proposal: **Application for a non-material amendment to previously approved AWDM/0587/17. Extend top most balcony to a uniform 1.5m deep and a return staircase rather than spiral staircase. First floor balcony to be extended to 2.4 metres to accommodate return staircase.**

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings and Proposal

As originally built the property includes rear balconies at first floor and second floor. Consent was given to replace these balconies with a glazed balcony at second floor level. A first floor glazed balcony was also permitted. A metal staircase was proposed on the south east corner serving the balconies. The consent included obscure glazing on the upper part of the spiral staircase.

The application property is a pleasant, detached two storeys early 70s on the urban fringe of North Lancing on the lower slopes of the Downs. It sits in a spacious, 1970s residential suburb of bespoke detached houses which look out northwards to the countryside within the National Park. Southwards their long rear, mature landscaped gardens face towards the coast where excellent views are obtained.

The property is not in a conservation area and is not listed.

An application for a non material amendment to AWDM/0587/17 was made on 23rd January 2018 to: -

Extend top most balcony to a uniform 1.5m deep and a return staircase rather than spiral staircase. First floor balcony to be extended to 2.4 metres to accommodate return staircase.

Representations

None received.

Relevant Planning Policies and Guidance

Not Applicable (see below).

Planning Assessment

A provision to provide a mechanism to make non-material amendments to planning permissions has been introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the Town and Country Planning Act 1990. Section 190 commenced on 1st October 2009. Section 96A allows a non-material amendment to be made to an existing planning permission via a new 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 amendment sought is non-material.

In assessing an application for a non-material amendment the Government's National Planning Practice Guidance states that the LPA 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 it 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 change proposed is considered to be minor and in this case will result in no significant adverse impact upon neighbours or street scene.

Recommendation

Approve as the proposal will not materially change the proposal or its impacts.

New Plans

Drg No 170251-PL/2A Received 23.01.18
Drg No 170251/PL/1A Received 23.01.18
Drg No 170251/1PL/3A Received 23.01.18

Old Plans

Drg No 170250-PL/1A (Except East Elevation) -Received 24.04.17
Drg No 170250/PL/2A - Received 24.04.17
Drg No 170250/1PL/3A - Received 24.04.17
Proposed East Elevation - Received 21.06.17

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 21 February 2018

Authorised and signed by: Peter Barnett Date: 21 February 2018