Development Control – Delegated Officer Report

Application Number: AWDM/1146/19 Recommendation –APPROVE

Site: 106 West Way, Lancing, BN15 8NB

Proposal: Application for Non-Material Amendment to previously approved AWDM/1163/13. Amendments gable end wall extended to finish flush with existing eaves, changes to window positions in rear dormer.

Date of site visit: 01.08.2019

Neighbours checked: y

Additional neighbour notifications: N

Site and Surroundings

The application property is a semi-detached bungalow within a cul-de-sac location. The street scene comprises many properties with front and/or rear dormers, and also hip to gable extensions.

Proposal

Non-Material Amendment to approved side/rear garage extension and front dormers with hip to gable roof extension and rear dormer (permitted under AWDM/1163/13) to amend the gable end wall so that it is slightly wider and therefore finishes flush with the existing eaves; also to change the window positions in the rear dormer to have a pair of doors and side window plus a separate window in lieu of a set of 4no. doors.

Relevant Planning History:

AWDM/1163/13 Side/rear garage extension and front dormers with hip to gable roof extension and rear dormer. Approved 11.11.2013

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policy 15
DC Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

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.

Conclusion

Planning permission to provide a hip to gable roof extension and the provision of front and rear dormers; together with a side and rear garage extension, (AWDM/1163/13 refers) was approved in 2013.

This application for a non-material amendment proposes to increase the length of the ridge of the roof, thereby making the whole of the roof slightly longer in order for the gable end to fit flush with the existing eaves.

It is considered that the addition length of the roof will not result in any material harm to the neighbouring residential property or the character and appearance of the area in general.

The other part of the application is purely to make changes in window positions in the rear dormer.

With regard to the rear dormer the changes will mean splitting the windows into 2no. sections on the rear elevation and changing the window type from double fully glazed doors with 2no. full length side wings to 1no. double fully glazed doors with a short side wing and 1no. double window positioned further along the dormer.

These changes to the windows are not considered to result in any greater overlooking to the properties either side namely no.'s 104 and 108 West Way, thereby no material harm will result from the window changes.

Recommendation

APPROVE as the proposal would not have a material impact.

1. Drawing Numbers

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

Case Officer: Eve Hearsey Date: 12 August 2019

Authorised by: Peter Barnett Date: 12 August 2019