Development Management - Delegated Officer Report

Application Number: AWDM/1445/15 Recommendation – Approve

Site: 4 Cromleigh Way, Southwick

Proposal: Non-material amendment to AWDM/0643/15 for extra window to permitted front dormer to south elevation

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted earlier in the year for a two storey rear extension, an extension to an existing front dormer and a front porch. This application seeks approval for a non-material amendment comprising:

- Addition of extra window to front dormer

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 proposed amendment will not harm the character or appearance of the property or its surroundings.

Residential amenity

The proposed amendment will not result in any loss of amenity for neighbouring occupiers.

Recommendation

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

Drawing No. AD-160-04A received 6 October 2015

…….. existing planning permission AWDM/0643/15 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing No. AD-160-04 received 9 June 2015

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

Case Officer: Peter Barnett Date: 23 October 2015

Authorised by: Gary Peck Date: 23 October 2015