Expiry Date - 10/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/1054/25 **Recommendation – APPROVE**

Site: **9 Cissbury Gardens Worthing West Sussex BN14 0DX**

Proposal: **Application for a non-material amendment to previously approved AWDM/0010/25. Amendment: Enlargement of rear fenestration**

Date of site visit: 18.02.25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a detached hipped roof bungalow, situated on the west side of Cissbury Gardens. The property has an attached garage to the northern side and single storey extension to the rear.

The property is set back from the road with a low wall to the frontage. There is a driveway to northern side.

The immediate area is characterised by detached bungalows some of which have extended into the roof space.

The site is not a Listed Building or within a Conservation Area.

Approved scheme

Single storey side and rear wraparound extension including extension of existing garage

Proposed amendments

Enlargement of double doors in the rear elevation from 2 doors to a wall of glazing

Representations:

None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)

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National Planning Practice Guidance

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 additional glazing would be to the rear and would not be visible from the road. It would increase the amount of glazing which would not impact on the character of the property.

Residential Amenity

The additional glazing between the approved panels of glazing would not cause any addition overlooking of neighbouring properties.

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.

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

Case Officer: Jackie Fox Date: 16.09.25

Authorised by: Peter Barnett Date: 17 September 2025