Expiry Date - 10/09/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0847/24 **Recommendation – APPROVE**

Site: **16 Chancton Close Worthing West Sussex BN11 5JS**

Proposal: **Non Material amendment to approved AWDM/2064/21 - To erect a single skin garage/storage to the side in place of the approved extension, with double doors to the front, single door to the rear, painted render and cement tiles to match the house, and 3no roof lights**

Date of site visit: N/A

Neighbours consulted: Y – 14 days

Additional neighbour notifications: N

Site and Surroundings

The site is located at the end of Chancton Close within a residential area of Worthing. The property comprises of a two storey end of terrace house with white rendered elevations, a bay window and tiled canopy to the front and a tiled pitched roof. The property is set back from the road behind a low wall and paved garden and the access road to the garages lies to the south of the building and is separated by a brick wall. The block of garages is to the south-east of the house. There are two existing rear extensions to the building both with flat roofs.

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

Approved scheme

Planning permission was granted under application AWDM/2064/21 for a single storey side extension to form a bedroom, WC, utility and kitchen extension.

Proposed amendments

This application seeks a non-material amendment to erect a single skin garage/store and utility to the side, in place of the approved extension. The extension would have double doors to the front, a single door to the rear and be finished in painted render and cement tiles to match the house, with 3 roof lights.

Representations:

None received

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
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 amendments would alter the extension to a single skin construction and reduce the depth of the extension from 10.6m to 7m removing a section to the rear. The width and set back from the frontage would remain as approved. The eaves would be reduced from 2.9m to 2.5m and the ridge reduced from 3.3m to 3.2m. The monopitch roof form would be retained but the parapet to the front would be removed and replaced with a fascia and three roof lights added above. The window approved to the front of the extension would be replaced with exterior double doors to access the garage/store.

The visual appearance to the front of the proposed extension would be very similar to the approved scheme with a monopitch roof, set back from the frontage and finished in render and tiles to match the existing property. The addition of double doors to the front would not detract from the character of the property or surrounding area. There would be no adverse impact on the visual amenities of the locality as a result of the proposed amendments.

Residential Amenity

There would be no enlargement of the approved scheme and no additional openings other than the addition of a further roof light to the south roofslope. The roof lights to this side are well above eye level and would not result in any overlooking or loss of privacy to neighbours.

There would be no additional impact on neighbours as a result of this amendment.

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

Case Officer: Amanda Haslett Date: 02/09/24

Authorised by: Jo Morin Date: 03.09.2024