Development Management – Delegated Officer Report

Application Number: AWDM/1611/18 Recommendation – APPROVE

Site: 20 Fairview Road, Lancing, West Sussex

Proposal: Non-material amendment application to approved AWDM/1065/15 to increase eaves overhang, balustrade to 2nd floor balcony partly enclosed with render, changes to window design, increased depth of garage eaves and timber posts replaced with rendered solid brickwork.

Date of site visit: 10.07.18 – when considering AWDM/0787/18 – photos taken at this time.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a large detached house on elevated ground level on the north side of Fairview Road in North Lancing. There are properties of various style and appearance within this street.

Proposal

Planning permission was approved under AWDM/1065/15 for alterations and extensions to an existing detached dwelling house. This development has since been carried out and recently when considering the merits of a proposal for a single storey rear addition it was noted on site that the design and finish of the building differed from that which was originally approved. The depth of the eaves on the building were a notable change, both on the main house and the garage. Changes had also been made to the front balcony with the balustrade changed to an enclosed rendered style. There are also window designs which have been altered to the front and rear of the building.

Representations: None received.

Lancing Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

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.

When considering the original proposal the Planning Committee approved the decision to extend and alter the existing dwelling. The changes that have been carried out that differ from the approved drawings. When looking at the development as a whole the changes which have been made do not significantly alter the visual impact of the building within the street scene. It is on elevated ground level and a prominent development. These changes do not alter the building to the detriment of the character and appearance of the street scene or the residential amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE the non material amendments in accordance with the application and accompanying plans.

Drawing No. 20/3 B- received 23rd October 2018
Drawing No. 20/2 A – received 23rd October 2018

Please note that the existing planning permission AWDM/1065/15 still stands and that the conditions imposed upon it continue to apply to the development except that the plans can be substituted for: -

Drawing No. 3 - received 28th July 2015
Drawing No. 4 – received 28th July 2015

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

Case Officer: Hannah Barker Date: 20th November 2018

Authorised by: Peter Barnett Date: 20 November 2018