Development Management - Delegated Officer Report

Application Number: AWDM/0594/17 Recommendation – Approve

Site: 176 Downside Shoreham-By-Sea, West Sussex

Proposal: Non material amendment to AWDM/0271/17 for revisions to the roof and substitution of bi-fold doors to rear elevation of the permitted extension.

Date of site visit: Seen previously 21.03.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted on under reference AWDM/0271/17 for a single storey rear extension to north elevation. This application seeks approval for non-material amendments comprising:

- Changes to the permitted flat roof to the extension to a dummy pitched roof.
- Removal of permitted French doors and windows to rear elevation of the permitted extension and substitution with bi-fold doors.

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'
Adur Submission Local Plan Policy 15 (2016)
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 proposal will result in the roof changing from a flat roof to a dummy pitch roof. This will increase the height and bulk of the roof form. The extension is to the rear of the bungalow and not visible within the street scene. The proposed roof form is visually preferable to the flat roof design. Although it is considered that both roof forms are acceptable in this case. The dummy pitch roof will not be visually detrimental to the surrounding street scene or character and appearance of the bungalow in this case.

The change from windows and French doors to a bifold door to the rear of the extension will again not result in any impact upon the street scene or character of the existing building. This is a very minor change.

Residential amenity

The amendments will not have any material impact on the amenities of neighbouring residents. The increase in roof height is not such to cause any significant loss of light or overbearing impact upon adjacent occupiers. Neighbours have been notified of such changes.

Recommendation

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

Drawing number 17/1203/01 Rev A – received 24th April 2017

…….. existing planning permission AWDM/0271/17 still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing number 17/1203/01 received 24th February 2017.

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

Case Officer: Hannah Barker Date: 15th May 2017

Authorised by: Jo Morin Date: 15.05.2017