# Development Control – Delegated Officer Report

**Application Number: AWDM/1523/16 Recommendation – APPROVE**

**Site: 41 Hammy Close, Shoreham**

**Proposal: Non-Material Amendment to AWDM/1159/16 to replace fascia board with parapet around roof.**

**Neighbours checked:** None Undertaken

## Proposal, Site and Surroundings

The application property is located on the southern side of Hammy Close and comprises a semi-detached bungalow property which has been extended in the roof space with dormers to the front and rear roof slopes and a conservatory to the rear. There is a single storey garage building adjacent to the south west corner of the property. The road is residential in nature and is characterised by pairs of semi-detached bungalows.

The proposal seeks planning permission for a non-material amendment to the side and rear extension previously permitted under application AWDM/1159/16. The amendment would remove the uPVC fascia board and incorporate a parapet roof with matching brickwork and coping stone. The proposed change to the roof would increase the height of the extension from 2.7 metres to 3 metres high.

**Representations:** N/A.

## Relevant Planning Policies

Saved Local Plan policies (WBC 2003): H16, H18
Worthing Core Strategy (WBC 2011): 16
National Planning Policy Framework (CLG 2012)
SPG 'Extending or Altering your Home'

## Planning Assessment

### *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.

In assessing applications for a non-material amendment the Government's National Planning Practice Guidance states that the LPA 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 saved Local Plan policies is a material consideration.

***Visual amenity***

The previously approved single storey extension incorporated a large uPVC upstand which measured 0.4 metres in height and was not previously considered to be a particularly attractive feature on the proposed extension. It was however acknowledged that the high upstand was a feature on other garages within the close. Given that the proposed side extension would also have been well distanced from the road this upstand feature was not considered to appear dominant or out of keeping within the street scene perspective especially in context of the neighbouring garage to the west which is positioned forward of the building line of the application property.

This proposal now seeks to remove the uPVC upstand and incorporate a parapet roof with matching brickwork and coping stone. Despite being slightly higher, the proposed parapet roof is considered to visually improve the appearance of the proposed extension and would relate more sympathetically to the original bungalow property.

***Residential amenity***

The proposed change to the roof would increase the height of the extension from 2.7 metres to 3 metres high. Given the marginal increase in the overall height of the extension, it is not considered that this would cause any harm to the amenities of the occupiers of the westerly neighbouring properties in 86 or 88 Hammy Lane.

**Recommendation APPROVE**

**The proposed changes shown on Drawing No. E PL 08A, Existing & Proposed Front (North) Elevation received on 6th October 2016 and Drawing No. E PL 09A, Existing & Proposed Rear (South) Elevation received on the 6th October 2016 and Drawing No. E PL 10A, Existing & Proposed Side (West) Elevation received on the 6th October 2016 are not material and these can be substituted for the drawings E PL 08, Existing & Proposed Front (North) Elevation received on 26th July 2016 and Drawing No. E PL 09, Existing & Proposed Rear (South) Elevation received on the 26th July 2016 and Drawing No. E PL 10, Existing & Proposed Side (West) Elevation received on the 26th July 2016**

<u>Informative</u>

1. Proactive Statement – No Amendments

Case Officer: Rebecca Tier Date: 27th October 2016

Authorised by: Jo Morin Date: 01.11.2016