Expiry Date – 17/7, ppa 24.7.20

Development Control – Delegated Officer Report

Application Number: AWDM/0930/20 Recommendation – Grant

Site: 30 Cokeham Road, Sompting

Proposal: Non-Material Amendment to approved AWDM/0539/20 to reposition front dormer and for additional front rooflight.

Site and Surroundings

This application relates to a semi detached hipped roof bungalow on the north side of Cokeham Road. The roof is unaltered. The property has a large flat roofed rear extension. The property is not in a conservation area and is not listed.

Proposal

Non-Material Amendment to approved hip to gable roof extension, front dormer, two front rooflights and rear dormer dated 11th June 2020. The dormer was approved in a central position with a rooflight either side. This amendment seeks to shift the dormer westwards with three rooflights alongside it on its east side.

Relevant Planning History:

AWDM/0539/20 - Hip to gable roof extension, front dormer, two front rooflights and rear dormer Granted 11.6.20

Consultations:

Sompting Parish Council: No objection.

Representations: 5 neighbours : No response

Planning Assessment

A provision to provide a mechanism to make non-material amendments to planning permissions has been introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the Town and Country Planning Act 1990. Section 190 commenced on 1st October 2009. Section 96A allows a non-material amendment to be made to an existing planning permission via a new 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 amendment sought is non-material.

In assessing an application 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 it 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.

Conclusion

Planning permission was granted in June of this year for a front dormer and two rooflights along with a hip to gable and rear dormer.

This application for a non-material amendment proposes to move the approved front dormer closer to the party wall and to have 3 rooflights in a row next to it. The new position is that of an approval given for a front dormer in 2015 (AWDM/0574/15 refers).

The proposed change will not result in any material harm to the neighbouring residential property or the character and appearance of the area in general.

Recommendation

Approve as the proposal will not materially change the proposal or its impacts.

New Plans

Drawing No: 006/001 Rev B – Location and Block Plan. Received 20.7.2020
Drawing No: 006/010 Rev B – Proposed ground and first floor plan. Received 19.6.2020
Drawing No: 006/011 Rev C – Proposed Elevations Received 19.6.2020

Old Plans

Drawing No: 006/001 Rev A – Location and Block Plan. Granted 11.6.20
Drawing No: 006/010 Rev B – Proposed ground and first floor plan. Granted 11.6.20
Drawing No: 006/011 Rev B – Proposed Elevations

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

Case Officer:	MOK	Date: 21.7.2020
Authorised by:	Peter Barnett	Date: 21 July 2020