Development Management – Delegated Officer Report

Application Number: AWDM/1283/25 Recommendation: APPROVE

Site: 2 Manor Hall Road, Southwick, BN42 4NB

Proposal: Application for a Non-Material Amendment to previously approved AWDM/0468/25. Amendment: Flat roof to replace approved pitched roof.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

No. 3 Manor Hall Road is situated on the south side of the road and is a detached bungalow but is linked to its neighbour to the east by their garages which have an adjoining parapet wall. The property has an existing single storey rear extension.

Manor Hall Road comprises predominantly detached and semi-detached bungalows, although there are also two storey dwellings further along the road. Many properties in the locality have undergone extensions of some form.

Permission has been gained to:-

- Replace existing rear extension with a hipped roof larger extension;
- New rooflight in East roofslope;
- Window plus glazed sliding door rear elevation;
- Door and fenestration changes to west elevation

The current application for a non-material amendment seeks to omit the pitched roof and provide a flat roof in its stead.

Planning Assessment

A provision to provide a mechanism to make non-material amendments to planning permissions was introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the town and Country Planning Act 1990. There is no statutory definition of what ‘non-material’ is. This is because it is so dependent on the context of the particular scheme, what may be non- material in one context may be material in another. In order to grant an application an LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non-material amendment the Government’s

guidance in ‘Greater Flexibility for Planning Permissions’ states that the LPA must have regard to the effect of the change, together with any previous changes made under s96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. None have been received in this case nor for the approved application AWDM/0468/25.

The existing dwelling has a hipped roof, and the previous approval for the rear extension had a lower hipped roof than the original dwelling and keyed into the rear section of hipped roof of the original, thus visually providing a high roof section that maintained the height of the existing ridge.

The proposal for the NMA seeks to dispense with the large high hipped roof section and have a flat roof over the proposed rear extension. The new flat roof will be higher than the existing eaves in order to provide a ‘warm roof’ as required by the Building Regulations legislation.

From a neighbour perspective, the adjoining/neighbouring properties no.4 Manor Hall Road and no. 48 Southwick Street, its visual presence will be reduced. The roof will not be readily visible from the street. It will not therefore materially affect the visual and residential amenities of the locality.

Recommendation

That the application for non-material amendment be APPROVED

Reason

The works proposed would lessen the visual presence of the dwelling from that which was previously approved and consequently would not have any material effect on the established character and appearance of the street scene from what was previously approved, and would relate satisfactorily to the established character and appearance of the street scene.

It is therefore considered that the above development should be considered under the provisions of s.96A of the Act.

Case Officer: Eve Hearsey Date: 19.11.2025

Authorised by: Peter Barnett Date: 19 November 2025