Development Management– Delegated Officer Report

Application Number: AWDM/0732/18 Recommendation – Approve

Site: **13 Williams Road, Shoreham-By-Sea**

Proposal: **Non-material amendment to AWDM/1404/17 to amend roof configuration on permitted single storey rear extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings and Proposal

Consent was approved for a single storey rear extension at the application site. The current application seeks to amend the design of the permitted extension. The footprint of the extension is to remain the same. The original consent showed a shallow pitch, sloping roof, up to a height of 3 metres. The amendment alters the design of the roof to a half hipped roof with flat roof, the overall height is increased by 0.2 metres to 3.2 metres.

The property is not in a conservation area and is not listed.

Representations

None received.

Relevant Planning Policies and Guidance

Not Applicable (see below).

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.

The change proposed is considered to be minor and in this case will result in no significant adverse impact upon neighbours. The development is not visible within the street scene.

Recommendation

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

New Plans

Drawing no. 320/01A – received 22nd May 2018

Old Plans

Drawing no. 320/01 – received 13th September 2017

Is recommendation contrary to any representations? N

Case Officer signed: Hannah Barker Date: 12th June 2018

Authorised and signed by: Peter Barnett Date: 12 June 2018