Development Control – Delegated Officer Report

Application Number: AWDM/0040/15 Recommendation – APPROVE

Site: 20 Buckingham Road, Shoreham-By-Sea, West Sussex BN43 5UB

Proposal: Non-material amendment to AWDM/1435/14 for increase in height of extension and relocation of rooflight.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached 3 storey house on the east side of Buckingham Road, built around 1905. It has a 2 storey outrigger at the rear with a lean-to conservatory at the side, within the 'L' shape formed by the outrigger.

Planning permission was granted last year (AWDM/1435/14) for the demolition of the conservatory and construction of a single storey flat-roofed extension, measuring 7.8m long, 6m wide and 2.6m high. It will have a rendered finish, in contrast to the brickwork of the existing house. It will extend across to an area on the north boundary which formerly contained a detached garage.

This application seeks approval for a non-material amendment to the scheme to increase the height to 3m high at parapet level but 2.8m for the substantive length of the roof. A new style of rooflight is proposed and a new door design is shown to the front elevation.

Consultations: None carried out

Representations: No neighbour notification was considered to be necessary on this occasion

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' National Planning Policy Framework (CLG 2012)

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.

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2010 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views. As by definition the changes sought will be non-material, consultation or publicity are unlikely to be to be necessary.

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. In this case no consultations were deemed to be necessary. 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 increase in height and other changes will not be significant and will not have an adverse impact on the visual amenities of the street scene.

Residential amenity

The increase in height and other changes will not be significant and will not have an adverse impact on the residential amenities of the adjoining property to the north.

Recommendation

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

Drawing titled "Proposed Amendment" received 16 January 2015

…….. existing planning permission AWDM/1435/14 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing titled "Plan as Proposed" received 14 October 2014

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

Case Officer: Peter Barnett Date: 26 January 2015

Authorised by: Gary Peck Date: 26 January 2015