Expiry Date – 21/5, ppa to 13/6

Development Control – Delegated Officer Report

Application Number: AWDM/0606/18 Recommendation – Approve

Site: **19 The Meadway, Shoreham**

Proposal: **Non material amendment to approved AWDM/1723/17 to clad the front elevation and side of dormers in light blue and add windows to cheeks of dormers at front; increase overhang by 500mm; recover roof with slate colour finish.**

Neighbours checked: N/A

Additional neighbour notifications: N/A

Site and Surroundings

This application relates to a chalet bungalow on the south side of The Meadway in the established residential area of Shoreham beach. The property has been extended into the roof with a front dormer and rear gable window to form two first floor bedrooms. It also has a rear extension.

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

Proposal

Planning permission was granted 4th January 2018 under AWDM/1723/17 for: Front (north) gable roof extension; dormers to east and west elevations.

An application for a minor non material amendment to AWDM/0606/18 was made on 23rd April 2018 to:

Clad the front elevation and side of dormers in light blue and add windows to cheeks of dormers at front; increase overhang by 500mm; recover roof with slate colour finish.

It was revised on 30th May 2018 and further supporting information was received on 12th June 2018.

Works had not begun on this development when the site was visited on 11th May 2018.

Relevant Planning History

AWDM/1723/17 - Front (north) gable roof extension; dormers to east and west elevations. Granted 4/1/18

Consultations

None undertaken.

Representations

8 neighbours consulted: No responses 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 additional 500mm overhang on the front will not adversely affect neighbours. The introduction of windows in the front cheeks of the side dormers will not increase the amount of overlooking.

Recladding the roof in grey slate coloured tiles would normally require planning permission. The use of light blue cladding for the dormers and front extension will contrast but in this seaside location is acceptable.

These changes do not alter the substance of the original approval and are minor in nature and in terms of impact.

Recommendation

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

New Plans

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Old Plans

JW/17/088

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 12/06/18
Authorised and signed by:	Peter Barnett	Date: 12 June 2018