Development Management - Delegated Officer Report

Application Number: AWDM/1373/22 Recommendation – APPROVE

Site: 27 Griffiths Avenue, Lancing, BN15 0HW

Proposal: Non Material Amendment to approved AWDM/1740/21 (Single storey rear and side extension, raise roof of existing garage; hip to gable extensions to side roofslopes; front and rear dormers (amended resubmission of AWDM/0197/21)) for reduction in depth and increase in height of rear extension; dormers and gable ends cladding changed to tile hanging.

Date of site visit: N/A
Neighbours checked: Y

Additional neighbour notifications: N/A

Site and Surroundings:

The property is located on the west side of Griffiths Avenue, Lancing. And had existing extensions and an outbuilding.

The neighbouring property no. 25 has a small rear extension and a detached garage to the boundary with no. 23. Many properties within the street also have some form of ground floor and roof extensions to their property, and many have garages

The street is on rising ground, and comprises predominantly bungalows. Although the dwellings opposite the application site are a pair of two storey dwellings.

The property is not within a conservation area, or is it a listed building.

Approved scheme:

Planning permission was given under AWDM/1740/22 for a single storey rear and side extension, raise roof of existing garage; hip to gable extensions to side roofslopes; front and rear dormers (amended resubmission of AWDM/0197/21)

Proposed amendment:

This application seeks a non-material amendment to:-

- Reduce the depth of the approved flat roof rear extension from 2.65m to 2.08m (a decrease of 57mm);
- Increase the height of the flat roof rear extension from approx. 2.79m to 2.99m (an increase of approx. 20mm).
- Change the external materials of the new hip to gable and dormer extensions to be tile hanging in lieu of Render (on the gable ends), and tiles on the dormer elevations in lieu of cladding

Representations: Objection 28 Lynchmere Avenue:

- Too big and oversized for the original property and for the surrounding area;
- Our home will be severely overlooked – into bedroom, kitchen, and garden;
- Our privacy will be totally compromised;
- Originally purchased our property as it wasn't overlooked, and it was private;
- The proposed hip to gable will be a huge box perched on top of the bungalow;
- Out of keeping and a hideous eyesore

Response to Representation:

- The objector will not be affected by the changes proposed, particularly given that they are to the rear of the application site, some 17m distant.

Relevant History:

AWDM/1740/21 Single storey rear and side extension, raise roof of existing garage; hip to gable extensions to side roofslopes; front and rear dormers (amended resubmission of AWDM/0197/21) **Approved 30.11.2021**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

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 local planning authority must be satisfied that the amendments sought are non-material.

Visual & Residential Amenity:

The changes that are proposed over the existing approval for the site are outlined above, and taking each one in order of the list indicated:-

- The reduction in depth of the flat roof extension to the host dwelling will not result in any material harm onto any of the neighbouring properties as it will be a reduction;
- The increase in height of the flat roof extension to the host dwelling is very minimal i.e. some 20mm, plus the rear extension is positioned away from the mutual boundary with both the neighbouring properties. It is not considered that this small increase in height will have any material effect onto either of the neighbours;

- The change of materials for the roof extension as indicated, will provide a roof of a more cohesive design, and it will be in character with the street scene in general.

Recommendation

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

SITE PLAN 5920: 11	Received 15.08.22
PLANNING LAYOUT 5920: 10D	Received 15.08.22

The existing planning permission AWDM/1740/21 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for those plans received and identified on that permission.

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

Case Officer: Eve Hearsey Date: 05.10.2022

Authorised by: Peter Barnett Date: 5 October 2022