Development Management - Delegated Officer Report

Application Number: AWDM/0962/15 Recommendation – Approve

Site: Land Between 75A And 79A Old Fort Road, Shoreham-By-Sea

Proposal: Non material amendment to approved AWDM/1405/14 for revised render finish, revised cill heights to ground floor windows on front and rear elevations of side projection and addition of door from bedroom 1 onto front balcony

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted under reference AWDM/1405/14 for a semi-detached pair of hipped roof 2 storey dwellings. This application seeks approval for non-material amendments comprising:

- Change from Weber “chalk” coloured render to white painted sand and cement render
- A reduction in the size of the windows on the front and rear elevations of the side projections by raising their cill height.
- The addition of a door from bedroom 1 to enable access to the front balcony on both properties

Relevant site history

As above

Consultations

None

Representations

None received

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)

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.

Visual amenity

The change to the render would not appear unduly out of character in the area where there is a mixture of external finishes to buildings. The alterations to the windows and new door would also not materially affect the external appearance of the buildings.

Residential amenity

The amendments will not have any material impact on the amenities of neighbouring residents. The new door will face into the balcony and will not overlook neighbours.

Recommendation

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

Drawing numbers NMA01 received 30 June 2015 and NMA02 received 15 July 2015

…….. existing planning permission AWDM/1405/14 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 numbers TA 828/13A and 16B received 17 November 2014 and Drawing numbers 14A and 15A received 30 October 2014

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 15 July 2015

Authorised by: Gary Peck Date: 15 July 2015