Development Management – Delegated Officer Report

Application Number: AWDM/1276/24 Recommendation: Approve

Site: 27 Whitelot Way, Southwick

Proposal: Non Material amendment to approved AWDM/1699/23, to change the pitched roof to a flat roof and changes to fenestration.

Date of Site Visit: 12/1/24

Neighbours Checked: Y

Additional neighbour notification: Y

Proposal, Site and Surroundings:

The application relates to a semi detached 1960's house on the west side of Whitelot Way in an established residential area of Southwick north of the Old Shoreham Road. Whitelot Way is on a significant gradient rising northwards. The house itself is also at a lower level to the road with a slight gradient down towards the rear garden.

The house is brick built with a rendered front first floor panel and tiled roof. It has a driveway on its north side with a detached flat roofed garage beyond the rear wall of the house.

No. 29, to the north has had a side extension built in place of their garage with a mono pitched roof, parapeted side wall and additional front facing door and window. The driveways are divided otherwise by a low wall.

The property is not in a conservation area, is not a listed building and there are no protected trees on the site.

Planning History:

AWDM/1699/23 - Single storey side extension to replace garage. Granted 6.2.24

Consultations:

None

Representations

Six neighbours consulted – No responses received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

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. s96A also allows for changes to conditions:

Power to make non-material changes to planning permission

(1)A local planning authority ... may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2)In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3)The power conferred by subsection (1) includes power—

(a)to impose new conditions;

(b)to remove or alter existing conditions.

In this case, the proposed change is considered to be non material as it does not result in a materially significant change to the character or appearance of the extension, to neighbour amenity nor the streetscene.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans.

Case Officer: MOK Date: 5/11/24

Authorised by: PB Date: 5/11/24