Expiry Date - 21/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1201/23 **Recommendation – APPROVE**

Site: **24 Cottenham Road Worthing West Sussex BN11 2JJ**

Proposal: **Application for Non-Material Amendment to previously approved AWDM/0563/23. Amendments: Change colour of roof tiles and gable ends plus dormer to smooth grey Marley Modern roof tiles and smooth grey Marley Plain standard concrete tiles and windows to be dark grey.**

Date of site visit: 24/05/23 - Original application

Neighbours consulted: N – not necessary for change of colour of materials

Site and Surroundings

The site is located to the south side of Cottenham Road within a residential area of Worthing. The property comprises of a detached bungalow with brick elevations and a hipped roof. The property is elevated above road level and set back behind a brick wall and front garden. There is an attached garage to the east side of the building accessed from the driveway to the front. There is a small conservatory and good size garden to the rear.

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

Approved scheme

Planning permission was granted under application AWDM/0563/23 for rooms in the roof consisting of hip to gable extensions to the front and rear, side dormers to the west and east elevations and change to external materials from brick to render.

Proposed amendments

The application seeks a non-material amendment for a change to the colour of the roof tiles and tile hung gable ends and dormer to Marley Modern roof tiles and Marley Plain standard concrete tiles in smooth grey and change of colour of the UPVC windows to dark grey.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

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.

In assessing applications for a non-material amendment the Government's National Planning Practice Guidance states that the local planning authority 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 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 relevant Development Plan policies is a material consideration.

The principal issue is whether the proposal is non-material in nature that the changes are not of consequence, significance or substance.

Visual Amenity

The original application included a number of changes to the building including updating the lower elevations from brick to render. Tiles were approved for the roof extensions and this application seeks to change the colour of the approved tiles for the whole building. The grey colour tiles proposed would be more complimentary in relation to the approved render and would be similar in appearance to other properties in the street scene. As the colour of the tiles would be consistent across the whole roof and extensions this change would still comply with the relevant condition. The change of windows from white to dark grey would also reflect the modernisation of the building and complement the character of the property. There would be no adverse impact on the visual amenities of the locality as a result of the change of colour of tiles and windows.

Residential Amenity

There would be no detrimental impact on residential amenity as a result of the proposed amendments to change the colour of the approved tiles and windows to grey/dark grey.

Conclusion

A change of materials was included and approved in the original application and this amendment seeks only to change the colour of the approved tiles and windows and is therefore considered to be non-material in nature. The

amendments would not have any additional impact on the visual or residential amenities of the locality and are therefore acceptable.

Recommendation

APPROVE

Informative

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.

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

Case Officer: Amanda Haslett Date: 08/12/23

Authorised by: Gary Peck Date: 11 December 2023