

## **Development Management – Delegated Officer Report**

**Application Number: AWDM/0748/26 Recommendation: APPROVE**

**Site: 6 Falcon Close, Shoreham-By-Sea, West Sussex**

**Proposal: Non Material Amendment to planning permission AWDM/1229/25 to change flat roof to a dummy pitch roof for approved detached garage/office.**

**Date of Site Visit: Visited when considering previous application**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

### **Proposal, Site and Surroundings**

The application site is a semi detached chalet bungalow with a cul de sac of both houses and bungalows. It is in a corner position with the plot increasing in width from the front to the rear with a large garden.

Consent was granted under AWDM/1229/25 for a flat roof building to include a garage, office, utility and W.C. It is to the side of the bungalow adjacent to the boundary to the north.

The site is not a Listed Building or within a Conservation Area.

The current application seeks to make a non material amendment to the previous approval to change the flat roof to a dummy pitch roof.

**Representations:** - Representation received from owner/occupier of no. 5 Falcon Close.

- The adaptations to the roofline will be more in keeping with and complimentary to the main house.

### **Relevant Planning Policies**

Adur Local Plan 2017 Policy 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

WSCC Guidance on Parking at New Developments (Sept 2020).

### **Planning Assessment**

A provision to provide a mechanism to make non-material amendments to planning permissions was introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the town and Country Planning Act 1990. There is no statutory definition of what 'non-material' is. This is because it is so dependent on the context of the particular scheme, what may be non-

material in one context may be material in another. In order to grant an application an LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non-material amendment the Government's guidance in 'Greater Flexibility for Planning Permissions' states that the LPA must have regard to the effect of the change, together with any previous changes made under s96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. In this case neighbours were notified and a representation in support has been submitted.

The proposed amendment would result in a visual change to the building with a minor increase in bulk and height as a result of the flat roof changing to a dummy pitch roof. It is however a very limited height increase and is therefore within the context of the site, street scene and neighbouring properties not considered to be a material change which would impact upon residential or visual amenity.

### **Recommendation**

That the application for non-material amendment be APPROVED

### **Reason**

The works proposed would not materially alter the visual appearance of the garage from what was previously approved and consequently could not have a materially different impact on the established character and appearance of the street scene from what was previously approved.

The proposed amendments to the scheme would result in an equivalent quality of design that would relate satisfactorily to the established character and appearance of the street scene.

It is therefore considered that the above development should be considered under the provisions of s.96A of the Act

Case Officer: Hannah Barker

Date: 14<sup>th</sup> July 2026

Authorised by: Peter Barnett

Date: 15 July 2026