# Development Control – Delegated Officer Report

**Application Number: AWDM/1451/16 Recommendation – APPROVE**

**Site: 14 Kingston Broadway Shoreham-by-Sea West Sussex BN43 6TE**

**Proposal: Non-Material Amendment to AWDM/0951/16 for reduction in length of permitted rear extension and addition of pitched roof to permitted bay window to front of garage.**

**Neighbours checked: Y – 16 Kingston Broadway 14 days**

**Additional neighbour notifications: N**

**Site and Surroundings**

The application relates to a detached 1950's house with an integral garage occupying a corner plot on the west side of the junction of Kingston Broadway with Mulberry Close.

Adjoining to the west, No.16 comprises a semi-detached dwelling of a similar age. The latter has been enlarged by a single-storey rear extension. There is a drive on the east side of the dwelling which leads to a detached garage set back into the rear garden.

Adjoining on rising ground to the north is a detached, gabled-fronted bungalow fronting the west side of Mulberry Close. A Certificate of Lawfulness has recently been issued for a side dormer on the southern roof-slope (AWDM/0679/16).

**Proposal**

Permission was granted under AWDM/0951/16 to erect a single-storey rear addition, extending the staggered rear elevation by 3m and having a flat roof 3.3m high with a tiled 'skirt' around the edges. In addition, permission was also granted to convert the integral garage to a habitable room, replacing the garage door with a new flat-roofed bay window.

A Non Material Amendment is now sought to reduce the overall depth of the west part of the rear extension from 3m to 2m – creating a shallower stagger in the rear elevation. In addition it is proposed to add a part pitched part flat roof above the proposed bay window (former garage) increasing the height of this element by 0.65m.

**Relevant Planning History:** AWDM/0951/16.

**Consultations:** None.

**Representations:** None received.

## Relevant Planning Policies

Saved Local Plan policies (WBC 2003): AG1, AH7
SPG DC Standard No.3 Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2012)
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.

### *Visual Amenity*

The proposed 'tiled skirt' around the proposed bay window/former garage would be a noticeable addition to the front of the building but would not detract from the appearance of the dwelling. The conditions of the original permission would still stand requiring the extensions and alterations to be carried out using matching materials. It is a minor feature and would have no material effect on the street-scene.

The proposed rear extension is wholly at the rear of the dwelling and has no impact on the visual amenity of the locality.

### *Residential Amenity*

The addition of the pitched roof would marginally increase the 'bulk' of the existing front projection. However, there is a reasonable distance of 4m between the side wall of the existing garage at No.14 and the east flank of No.16 which includes a ground-floor window. The increase in height of the roof, sloping away from the common boundary, would have no material impact on the receipt of daylight to or outlook from this window. No objection has been received from the occupier of No.16 following notification of the proposed amendment.

## Recommendation

**APPROVE**

The proposed reduction in depth of the rear extension and formation of a pitched roof over the front bay window as shown on Drawing No: PL02 Revision B is not material and can be substituted for the approved Drawing No: PL02 Revision A listed under AWDM/0951/16.

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

Case Officer: Jo Morin Date: 24.10.2016

Authorised by: Peter Barnett Date: 24 October 2016