Expiry Date - 15/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1145/23 **Recommendation – APPROVE**

Site: **30 Kithurst Crescent Worthing West Sussex BN12 6AJ**

Proposal: **Application for a Non-Material amendment to previously approved AWDM/0133/23. Amendment: to change the areas of vertical tile hanging at first floor to horizontal timber composite boarding, on the existing house and approved extension.**

Date of site visit: 30/08/23

Neighbours consulted: Y – 14 days

Site and Surroundings

The site is located on the north side of Kithurst Crescent and to the east of the junction with Kithurst Close. The property is within a built up residential area comprising of detached and semi-detached two storey houses and bungalows, of similar appearance.

The application property comprises of a detached two storey house with brick and tile hung elevations, white upvc windows and a shallow pitch tiled roof. The property has a porch to the front elevation and garage to the rear (one of a block of three). The main garden area is to the east side of the house and has high evergreen hedging to the front and rear boundaries and a blockwork wall to the side. The garden area to the front and west side of the house is open.

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/0133/23 for a proposed two storey side extension and front porch extension.

Proposed amendments

The application seeks a non-material amendment to change the areas of vertical tile hanging at first floor to horizontal timber composite boarding, on the existing house and approved extension.

Representations

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
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 approved extension under the previous application included areas of tile hanging to the upper elevations to replicate the tile hanging to the existing building. This amendment proposes to change these areas of tile hanging to horizontal timber composite boarding across the existing house and proposed extension. There is already an area of horizontal boarding to the west elevation and therefore this material is used on the existing building. The areas of tile hanging are intended to create a contrast in materials and break up the expanse of brickwork and this feature can be seen at other properties in the immediate vicinity through the use of different coloured tiles and cladding. The proposed use of horizontal boarding to areas of the upper elevations of the building would therefore be consistent with other properties in the area and would not detract from the character of the street scene or the visual amenities of the locality.

Residential Amenity

The proposed change of materials would not adversely affect the residential amenities of adjacent occupiers.

Conclusion

The proposed amendments are considered to be non-material in nature and 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: 14/09/23

Authorised by: Jo Morin Date: 15.09.2023