Expiry Date – 30/9

Development Control – Delegated Officer Report

Application Number: AWDM/1395/20 Recommendation – Grant

Site: 1 Mill Avenue, Shoreham

Proposal: Non Material Amendment to approved AWDM/0785/20 to extend the approved detached garage length by 300mm and insert window to rear elevation

Site and Surroundings

This application relates to an interwar semi detached house on the south side of Mill Avenue at its junction with The Drive. As built these properties have cat slide roofs at the side and a steeply pitched and gabled half width single storey rear extension. Many of these houses have added side dormers to the cat slide roofs, including this house.

This property has a deep ground floor rear extension.

The property is not in a conservation area and is not listed.

Proposal

Non-Material Amendment to approved detached frontage garage to increase the length at the rear by 300mm and to add a window to the rear wall.

Relevant Planning History:

AWDM/0785/20 - Proposed detached garage in frontage. Granted 22.7.20

Consultations:

None undertaken.

Representations: No. 75 The Drive : No response

Planning Assessment

A provision to provide a mechanism to make non-material amendments to planning permissions has been introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the Town and Country Planning Act 1990. Section 190 commenced on 1st October 2009. Section 96A allows a non-material amendment to be made to an existing planning permission via a new 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 LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non-material amendment the Government's National Planning Practice Guidance states that the LPA 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 it 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.

Conclusion

Planning permission was granted in July of this year for a detached garage in the front garden.

This application for a non-material amendment proposes to lengthen the garage by 300mm and to add a rear window to it.

The proposed change will not result in any material harm to the neighbouring residential property or the character and appearance of the area in general.

Recommendation

Approve as the proposal will not materially change the proposal or its impacts.

New Plans

Drawing No: 19-161.1 - Loc - Location and Block Plan. Received 2.9.2020
Drawing No: 19-161.04 – Elevations and Site Plan as Proposed. Received 2.9.2020
Drawing No: 19-161.02 – Elevations and Site Plan as Existing Received 2.9.2020

Old Plans

Drawing No: 19-161.1 - Loc - Location and Block Plan. Granted 22.7.2020
Drawing No: 19-161.04 – Elevations and Site Plan as Proposed. Granted 22.7.2020
Drawing No: 19-161.02 – Elevations and Site Plan as Existing. Granted 22.7.2020

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

Case Officer:	MOK	Date: 24.9.2020
Authorised by:	Peter Barnett	Date: 24 September 2020