Development Management - Delegated Officer Report

Application Number: AWDM/0960/15 Recommendation – Approve

Site: 128 Old Fort Road, Shoreham-By-Sea

Proposal: Non-material amendment to AWDM/0433/15 for cladding instead of rendering to first-floor and addition of high-level obscure-glazed windows to ground floor east and west elevations.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted earlier in the year to extend the existing bungalow by raising the ridge to form a first floor (AWDM/0433/15). This application seeks approval for non-material amendments comprising:

- The cladding of the first floor walls with Marley Cedral weatherboard blue/grey colour rather than using render as approved

- The addition of a high level obscure glazed window to both the east and west elevations towards the rear of the dwelling

Relevant site history

As above

Consultations

None

Representations

1 letter received from the occupier of 130 Old Fort Road confirming no objection to the cladding and requesting that window on eastern side is obscure glazed.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Principle

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 LPA must be satisfied that the amendments sought are non-material.

Visual amenity

The introduction of cladding would not appear unduly out of character in the area where there is a mixture of external finishes to buildings.

Residential amenity

The change in materials will have no adverse impact on residential amenity. The proposed windows are to be high level and obscure glazed and will preserve privacy for neighbours.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing numbers 07 Rev C and 08 Rev C received 15 July 2015

…….. existing planning permission AWDM/0433/15 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing number 02 Rev C received 11 May 2015

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

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.

Case Officer: Peter Barnett Date: 15 July 2015

Authorised by: Gary Peck Date: 15 July 2015