Development Management – Delegated Officer Report

Application Number: AWDM/1684/18 Recommendation – APPROVE

Site: 52 Cecil Road, Lancing, West Sussex

Proposal: Non-material amendment to AWDM/1105/18 for amendment to roof of approved single storey side extension.

Date of site visit: 29th August 2018 when considering original application, photos taken at this time.

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi detached property. An existing extension to the side of the property was to be rebuilt as a flat roof addition approved under AWDM/1105/18. The current application seeks approval to add a rear dummy pitched roof to allow the roof of the existing building to the rear connect in with the new extension.

Representations: None received.

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 (July 2018)

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 changes to the side extension are minor although they do involve the increase in height of the flat roof to the rear of the extension to a dummy pitch roof to continue from the main house. The extension, although to the side is set back toward the rear of the dwelling and therefore an increase in height will not be clearly visible within the street scene. It will also improve the design where the extension connects to the main house. There will be no significant impact upon neighbours or street scene.

Recommendation

APPROVE the non material amendments in accordance with the application and accompanying plans.

Approved and Proposed Elevations 1 of 2 – received 19th November 2018
Approved and Proposed Elevations 2 of 2 - received 19th November 2018

Please note that the existing planning permission AWDM/1105/18 still stands and that the conditions imposed upon it continue to apply to the development except that the plans can be substituted for: -

Extg and Proposed Plans – received 23rd July 2018

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

Case Officer: Hannah Barker Date: 6th December 2018

Authorised by: Peter Barnett Date: 6 December 2018