

**Recommendation Report for Planning Permission**

**REF NO:** EP/101/24/NMA

**LOCATION:** 33 The Ridings, East Preston

**PROPOSAL:** Non-material amendment following the grant of EP/56/21/HH relating to the size of the rooflight located over the stairwell.

**DESCRIPTION OF APPLICATION:**

This application seeks a non-material amendment following the grant of EP/56/21/HH. The amendment seeks to enlarge a rooflight which is to be located over the stairwell. This application appears before the committee as a related application, as the applicant is an ADC employee.

**SITE CHARACTERISTICS**

The site is a detached bungalow. Planning permission for roof extensions to facilitate a loft conversion was granted by EP/56/21/HH.

**CHARACTER OF LOCALITY**

The site is in a residential area.

**RELEVANT SITE HISTORY**

EP/56/21/24/HH - Erection of single storey side/rear extension and hip to gable loft conversion with 1 x front and side dormer. Approved Conditionally (12-07-21).

**COMMENTS OF PLANNING HISTORY**

Planning history noted.

**SUMMARY OF REPS RECEIVED**

Applications for non-material amendments do not require publicity, or consultation.

**DEVELOPMENT PLAN POLICIES**

Arun Local Plan 2011-2031:

D DM1 Aspects of form and design quality  
D DM4 Extensions & alterations to exist buildings  
(res and non-res)  
DSP1 D SP1 Design

East Preston Neighbourhood Plan:

Policy 2 Design in Character Area One

**PLANNING POLICY GUIDANCE**

NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance

**CONCLUSIONS**

The amendment concerns the central rooflight on the south elevation. The approved plans for EP/56/21/HH show this rooflight as having the same dimensions as the remaining 4 No. rooflights on this elevation, measuring approximately 0.7m by 0.7m. The proposed amendment shows this window measuring approximately 1m by 1m.

Non-material amendments are those changes which are insignificant and do not change the intensity, form or description of the original planning permission. They cannot change the intensity of the original planning permission, result in a change to the description of the application or conflict with any conditions of the original permission.

The amendment does not materially alter the use or intensity of the original permission. The rooflight is above the stairwell and will be within the roof slope. The plans show the height of the rooflight as 2.6m above the staircase. The enlargement of the rooflight will not result in an increase in harmful overlooking. The proposals do not introduce new fenestration, and the amendment does not warrant re-consultation of neighbours or other statutory consultees. The amendment does not result in any change to the size of the roof extensions and will not result in a material change to the dwelling's appearance.

The proposed amendment can therefore be considered a non-material amendment under section 96A of the Town and Country Planning Act 1990.

**RECOMMENDATION**

APPROVE

