

**Recommendation Report for Planning Permission**

**REF NO:** R/21/25/NMA

**LOCATION:** 25 Preston Paddock, Rustington

**PROPOSAL:** Non-material amendment following the grant of R/230/23/HH to reduce front extension to a porch and rear extension to only part of the original width.

**DESCRIPTION OF APPLICATION:**

This application seeks a non-material amendment following the grant of R/230/23/HH to reduce front extension to a porch and reduce the rear extension to only part of the original width. This application appears before the committee as a related application, as the applicant is an ADC Councillor.

**SITE CHARACTERISTICS**

The site is a detached bungalow. Planning permission for a single storey rear and single storey front extension was granted under R/230/23/HH.

**CHARACTER OF LOCALITY**

The site is in a residential area.

**RELEVANT SITE HISTORY**

R/230/23/HH – This application granted permission for the single storey rear and single storey front extensions currently proposed to be altered. Approved Conditionally (15-01-24).

**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)

Rustington Neighbourhood Plan:

## Policy 2 Housing Design

### PLANNING POLICY GUIDANCE

NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance

### CONCLUSIONS

Non-material amendments are typically considered to be 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 reasons that these proposals have been accepted as Non-Material Amendments are because the proposal involves a modest reduction in scale to an already minor development that would only serve to reduce the visual and physical impact of the development on the property and public realm.

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

### RECOMMENDATION

APPROVE

