Planning, Design and Access Statement

Non-material amendments to approved planning consent EP/77/19/11 (as amended pursuant to application EP/94/21/NMA), comprising fenestrative changes, the addition of an open porch, a change in material for the balcony screening and a minor alignment to a gable end.

St John's

South Strand

East Preston

West Sussex

BN16 1PN (the "**Property**")

29 November 2023

ARUN DISTRICT COUNCIL EP/146/23/NMA

1. Introduction

1.1. This planning statement relates to a non-material amendment application for alterations to the extensions at the Property approved by Arun District Council under planning application EP/77/19/HH on the 16 August 2019 (as amended by application EP/94/21/NMA on 01/09/21) (together, the "**Consented Plans**").

1.2. This paper:

1.2.1. outlines the proposed revisions to the Consented Plans (the "**Revisions**");

1.2.2. demonstrates that the Revisions meet the requirements for a non-material amendment application; and

1.2.3. analyses the impact of the Revisions with reference to development plan compliance.

2. Revisions to the Consented Plans

2.1. This application proposes the following non-material amendments to the Consented Plans for the Property:

2.1.1. Certain fenestration changes comprising:

- *blocking up* all opening windows on the Property's eastern elevation and the substitution with roof and skylights;
- *removal* of three sets of windows on the ground floor of the Property's northern elevation in substitution for a French door;
- *replacement* of two glazed doors on the ground floor of the Property's northern elevation with a single glazed door;
- *removal* of four side windows on the ground floor turreted sky light on Property's southern elevation and replacement with roof light;
- *replacement* of the bifolding doors on the ground floor of the Property's southern elevation with sliding doors of an equal size / dimensions; and
- *reducing* the number of windows on the first floor of the Property's northern elevation from two to one, and centre aligning the remaining window, (together, the "**Fenestrative Changes**").

2.1.2. Extension of the existing ground floor flat roof on the Property's northern elevation to provide cover immediately above the entrance door (the "**Open Porch**").

2.1.3. A change of material on the consented balcony screens to the Property's eastern and western elevations from glazing to horizontal cedar / larch cladding (the "**Screen Material**"). For the avoidance of doubt, the size and location of the balcony screens remain unchanged from the Consented Plans.

2.1.4. Alignment of the gable on Property's northern elevation to provide symmetry and cohesion with the neighbouring property (the "**Alignment**"). It is noted that the height of the gable remains unchanged and as per the Consented Plans.

3. Planning Considerations

3.1. Section 96A Town and Country Planning Act 1990 (as inserted by section 190 of the Planning Act 2008) allows for non-material amendments to be made to a previously approved planning permission.

3.2. This section allows the Local Planning Authority to make changes to a planning permission "*if they are satisfied that the changes are non-material*".

3.3. It is considered that the Revisions all comprise of non-material amendments to the Consented Plans, which will not take the proposals outside the scope of the original permissions.

3.4. The Revisions do not increase the footprint of the Property as provided for in the Consented Plans.

3.5. Each of the Revisions in considered individually below.

The Fenestrative Changes

3.6. The Fenestrative Changes provide an overall reduction to the number of openings in the Property's northern and eastern walls. This provides a significant improvement in privacy for occupants of both the Property and of neighbouring properties.

3.7. Removal of the first-floor windows to the Property's northern and eastern elevation and their substitution for sky lights and non-opening roof windows, all of which are more than 2 metres above the floor height, materially eliminates overlooking, particularly for the immediate property to the east of the Property.

3.8. Substituting the: (i) ground-floor window in the Property's northern elevation with a patio door (of the exactly the same width and upper height); and (ii) bifolding doors in the Property's southern elevation with sliding doors (of exactly the same dimensions,) has absolutely no impact on privacy nor overlooking. It is noted that neither of these doors can be seen from the road.

3.9. Collectively the fenestrative changes materially enhance the privacy for the Property and neighbouring property, compared to the Consented Plans. They also provide for a more aligned and centralised appearance of the Property, which is aesthetically more appealing and congruent with neighbouring properties.

Screen Material

3.10. The change in Screen Material will enable air / wind to pass through the screens, without compromising privacy. This will ensure that the screens are more durable, a consideration which is particularly important acknowledging the Property's exposed coastal location.

3.11. The change in the Screen Material is more in keeping with the appearance of the Property, neighbouring properties and the surrounding coastal area, which habitually utilise cedar and larch in design and construction.

The Alignment and Open Porch

3.12. The Alignment and Open Porch enhance the visual aesthetics of the Property through simplifying the detailing of the Property's northern elevation which provides a more balanced appearance. They also regularise the design and provide a superior integration with the neighbouring properties.

3.13. The regularisation achieved through the Alignment and Open Porch provides a more symmetrical appearance and is directly in keeping with neighbouring properties, thereby enhancing the visual amenity and homogeneity of the street scene.

3.14. The Alignment has no impact on the character of the building and does not change the roof height of the Property, which remains as per the Consented Plans and is entirely unchanged.

3.15. The Open Porch is fully integrated with the Property as per the Consented Plans pursuant to the use of identical materials (i.e., matching roof tiles and white rendered walls).

4. **Summary**

4.1. This Paper endeavours to evidence that the Revisions do not materially amend the Consented Plans and remain within the scope thereof. The Revisions therefore qualify as non-material amendments to the Consented Plans.

4.2. The Revisions:

4.2.1. enhance the character of the existing dwelling through simplifying its appearance;
4.2.2. increase the privacy for the Property and its neighbouring properties; and
4.2.3. provider greater alignment and congruence between the Property and its neighbouring properties.

4.3. All the Revisions are fully consistent with the local planning policy requirements.

4.4. It is therefore considered that the Revisions meet the requirements of Section 96A of the Town & Country Planning Act 1990 in respect of their acceptability as non-material amendments which are compliant with the local planning policies in relation to householder extensions.