

Scandia-Hus Ltd
Scandia-Hus Business Park
Felcourt Road
East Grinstead
RH19 2LP

Date: 4th March 2021

Please ask for: Mr S Davis

Tel: 01903 737874

Your Ref:

Our Ref: AL/21/21/NMA

Dear Mrs Harden,

**Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Article 10**

Non material amendment following grant of AL/116/18/PL for changes to fenestration from the approved plans and changes to the Landscaping plan previously approved

Land West Of Fontwell Avenue Eastergate PO20 3RU

I refer to your recent application for a Non Material Minor Amendment. I note that you propose to:

- Add a 150mm step with small kerb edging to the hardstanding at side of each house. I also understand that the rear patio is to slope from that step down to the rear of the house;
- Add a new side door on the SW flank elevation;
- Alter the design of the two doors on the rear of the house that is closest to the boundary with Westfield House; and
- Change the ground floor layout adding a utility room within the approved kitchen space.

Non-material amendments are considered to be those changes which are insignificant and do not change the intensity, form or description of the original planning permission. They cannot breach adopted planning policy, conflict with any conditions of the original permission, result in changes to the external details that would materially alter the appearance of the building or be such that consultation/publicity is required. The Council will not accept an increase in width/length of more than 1m, an increase in height of more than 0.3m or the movement of the development by more than 1m in any direction.

It is considered that the proposed changes to the fenestration and ground floor layout do not materially alter the appearance of the development approved by the planning permission, do not alter the development description, do not conflict with any conditions of the permission, do not breach any planning policy, do not warrant re-consultation and are within the maximum dimension change tolerances.

However, we are unable to accept the change to the landscaping scheme as this would require a separate application to re-discharge condition 7 of AL/116/18/PL. Whilst s96 of the Act allows for changes to conditions, it is not stated that changes can also be made to decisions made on the discharge of such conditions. Therefore, you may wish to consider a separate discharge application to regularise the addition of the garden steps and the corresponding changes to the landscaping.

The changes to the fenestration and ground floor layout can be considered as an NMA under section 96A of the Town and Country Planning Act 1990. The following submitted plans are approved and replace the corresponding plans approved by AL/121/16/PL & AL/116/18/PL as set out in your application form:

Proposed Ground Floor Plan 02 Rev H; and
Proposed Elevations X04 Rev G;

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning