

Cloud 9 Design Studio Ltd
Wicks Farm Cottage
Redlands Lane
West Wittering
PO20 8QE

Date: 27th April 2026

Please ask for: Silvie Steiningerova
Tel: 01903 737702

Your Ref:

Our Ref: AW/55/26/NMA

Dear Mr Tyrrell,

**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 the approval of AW/301/24/S73 for minor alterations to the roof, eaves and fenestration.

8 St Richards Drive Aldwick PO21 3BH

I refer to your recent application for a Non Material Minor Amendment.

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 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 is because it does not materially alter the character or external appearance of the development. The changes to the window arrangement would not give rise to any additional material overlooking when assessed against the fenestration previously approved. The proposed roof alterations are minor in nature and comprise an extension to the eaves and soffit, projecting by approximately 0.3m, together with a slight increase in the ridge height of the garage by approximately 0.14m. These changes do not result in any material increase in the scale, bulk or massing of the roof. Furthermore, the side elevation of the dwelling would maintain the same separation distances as previously approved. The application can therefore be considered under section 96A of the Town and Country Planning Act 1990.

From the information submitted I am able to take the alterations as a Minor Amendment to AW/301/24/S73.

The following plans are therefore accepted as amendments to condition 2 of planning permission AW/301/24/S73.

- Proposed Elevations C9/0250/04H
- Proposed First Floor Plan C9/0250/06C

For the avoidance of doubt, the approved plans listed above supersede the following previously approved plans:

- Proposed Elevations C9/0250/04E
- Proposed 1st Floor Plan C9/0250/06B

All other approved plans and conditions attached to planning permission AW/301/24/S73 remain unchanged.

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