

Luken Beck MDP Ltd
59 Tower St
Winchester
SO23 8TA

Date: 12th August 2026

Please ask for: Simon Brooksbank
Tel: 01903 737881

Your Ref:

Our Ref: A/107/26/NMA

Dear Mr Jarvis,

**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 grant of A/256/21/RES (as amended) relating to amendment of approved single and double car ports on plots 507, 523, 524 to single (507) and double (523, 524) garages respectively.

Land North of Water Lane Angmering

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. In regard to amendments to 'major' development, to be considered non-material, the works must not:

- materially change the overall appearance of the development;
- significantly increase the intensity of the development;
- result in significant additional material impact on amenity or infrastructure requirements;
- result in a change in application description, and;
- require amendment to a planning obligation.

This application is seeking a Non-Material Amendment for revisions to approved plans under A/256/21/RES (as amended) to change the single and double car ports on plots 507, 523, 524 to single (507) and double (523, 524) garages respectively. The aforementioned units are all three bedroom units.

The design and amenity impact of the proposed changes for the car ports to become garages would not be material and therefore considered acceptable.

However, in relation to parking provision, paragraph 2.19 of the Arun Parking Standards SPD states that a car port counts as one parking space, whereas a garage counts as only 0.5 parking spaces. The proposed conversion of the car ports to garages would therefore reduce the parking provision by 0.5 spaces for each of the three dwellings.

The impact of this reduction on parking availability, future occupiers and the local highway network would require assessment by the Highway Authority. As a result, the proposed amendment would have material planning implications and could only be considered through a Section 73 application.

Accordingly, the alteration cannot be regarded as a non-material amendment under Section 96A of the Town and Country Planning Act 1990.

This application is therefore refused.

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