

Thursday, 07 May 2026

Jessica Sparkes MRTPI

[REDACTED]
Cala South Home Counties Ltd
Dorking Business Park
Station Road, Dorking
RH4 1HJ

Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF
VIA EMAIL

Dear Sir or Madam,

Land North of Water Lane, Angmering

Non-material amendment following the grant of A/88/24/S73 relating to the removal of a 3m x 3m single storey rear extension to plots 177-178, 179, 181-184

On behalf of CALA Homes (South Home Counties Ltd), please find enclosed a submission for a Section 96A non-material amendment to Reserved Matters Consent A/88/24/S73, approved on 12 August 2024, for the following:

Variation of condition following the grant of A/256/21/RES (as varied by A/287/22/PL) relating to the omission of flat-over-garages balconies on plots 369, 389 and 439.

This application relates specifically to Condition 2 (Plan Numbers) of the Reserved Matters Consent. Cala seeks to substitute the plans listed below. All other plans in Condition 2 not listed below remain as approved.

Explanation of Proposed Change

This submission proposes to remove a small (3m x 3m) single storey rear extension from our FIR houstype (no.7 properties in total). The amendment relates to the rear elevation of the property only and is not visible from the streetscene.

The modification has been prompted by a review of our houstype range and feedback that the provision of the small extension compromises the quality and size of available garden space.

All other conditions approved under A/88/24/S73 remain unaffected. This application does not propose any changes to the layout and does not introduce new built form. The size, scale and description of the development remain unchanged.

In view of the foregoing, the proposed tweak is considered to be suitable for determination as a non-material amendment.

Application Fee

The required fee of £400.00 has been paid via the Planning Portal.

Plans Seeking Approval

Approved Plan	Proposed Replacement Plan
C101 rev E Coloured Site Layout	C101 rev F Coloured Site Layout
C110 rev G Affordable Housing Plan	C110 rev H Affordable Housing Plan
C111 rev F Dwelling Size Plan	C111 rev G Dwelling Size Plan
C112 rev J Materials Distribution Plan	C112 rev L Materials Distribution Plan
C113 rev F Building Heights Plan	C113 rev G Building Heights Plan
P101 rev M Site Layout Masterplan	P101 rev N Site Layout
P103 rev E Site Layout – South	P103 rev F Site Layout – South
P104 rev D Site Layout – North	P104 rev E Site Layout – North
P168 rev A Plot 179 (Elevations and Plans)	P168 rev B Plot 179 (Elevations and Plans)
	P290 Plots 177, 178, 181, 183 and 183, 184 – Elevations and Plans

I look forward to discussing the application with you during the 28-day determination period. If you have any queries or require any additional information, please do not hesitate to contact me.

Yours faithfully,



Jessica Sparkes
Head of Planning
 CALA Homes (South Home Counties) Ltd