

Cala Homes
Dorking Business Park
Dorking
SHC
RH41HJ

Date: 13th May 2026

Please ask for: Simon Brooksbank
Tel: 01903 737881

Your Ref:

Our Ref: A/48/26/NMA

Dear Ms Sparkes,

**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/88/24/S73 relating to the removal of a 3m x 3m single storey rear extension to seven plots 177-178, 179 and 181-184
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/88/24/S73 for the omission of rear single storey projections on plots 177-178, 179 and 181-184.

The proposal would be for the removal of the 3m x 3m single storey rear projections on seven properties (plots 177-178, 179 and 181-184) which are all 3 bed (4 person) semi detached units. They are within the development known as 'Land to the north of Water Lane' which was given outline planning permission and reserved matters approval for 175 dwellings.

The removal of the single storey rear projection would result in a reduction of the size of the kitchen/dining area, but the overall floor area would still exceed the Technical Housing Standards - Nationally Described Space Standard (2015) for a 3 bed (4 person) units so would not constitute a material change in living standards of future occupants for the development.

The proposed removed projections would be at the rear of the property and also be single storey, so the impact on the host property and wider development would not constitute a material change to the design or overall appearance of the development.

Accordingly, the changes outlined above are minor alterations that do not conflict with the above guidance or adversely affect the quality or appearance of the development as a whole nor adversely impact the amenity of future or nearby occupiers and are therefore acceptable. The changes can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990.

The following plans and documents are therefore accepted as a Non-Material amendment:-

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

For clarity, the accepted plans above supersede the following:-

C101 rev E Coloured Site Layout
C110 rev G Affordable Housing Plan
C111 rev F Dwelling Size Plan
C112 rev J Materials Distribution Plan
C113 rev F Building Heights Plan
P101 rev M Site Layout Masterplan
P103 rev E Site Layout - South
P104 rev D Site Layout - North
P168 rev A Plot 179 (Elevations and Plans)

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'M' and 'C' followed by a period.

Neil Crowther
Group Head of Planning