

Nat Design
23 Mill Road
Angmering
BN16 4HT

Date: 15th July 2026

Please ask for: Jonny Cooper
Tel: 01903 737532

Your Ref:

Our Ref: A/86/26/NMA

Dear Mr Ellis,

**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/186/25/HH to replace the false garage door with a window on the front elevation, reduce the opening size of the bi-fold doors on the rear elevation and the addition of 2 No roof lights to the front elevation.

16 Speedwell Chase Angmering BN16 4QR

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

Non-Material Amendments (NMA) are considered to be 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 proposal seeks the replacement of the garage door with a window, reduction in width of bi-folding doors at the rear and the installation of two rooflights on the front elevation. The reduction in size of the bi-folding doors would have no harmful impact on either visual or neighbouring amenity, considering the minor reduction in width and siting at the rear of the property. The window proposed to replace the garage door would be suitable for both the residential setting, matching the existing style of windows on the host dwelling, therefore would not result in any harmful increase in overlooking. The rooflights would project less than 0.15m above the roof plane and would not result in a substantial, material change in design or use.

The proposal has been accepted as a NMA because it would not materially alter the character of the property, appearing as an appropriate amendment following the conversion of the garage to a habitable room. The amendment would not result in an increase of any

overbearing or overlooking impacts on neighbouring properties or those using the highway and would not require further consultation. It 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 A/186/25/HH. The new Existing & Proposed Floor Plans 2018 -DPA - 03 A and Proposed Elevations 2018 - DPA - 05 A are therefore accepted as part amending the previously approved Existing and Proposed Ground Floor Plans 2018-DPA-03 and Proposed Elevations 2018-DPA 05.

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