

PLANNING STATEMENT

IN RELATION TO:

***‘Application under section 73A of the Town and Country
Planning Act 1990 to vary condition 1 attached to
planning permission A/85/18/RES, to allow amendments
to the approved drawings’***

**Land between New Place Bungalow & Arundel Road,
Angmering, West Sussex BN16 4ET**

July 2020

1.1 INTRODUCTION

- 1.1 Pursuant to Section 73A of the Town & Country Planning Act 1990, this application seeks permission for the variation of condition 1 attached to planning permission **A/85/18/RES** for *'Approval of reserved matters for appearance, landscaping, layout & scale following outline consent A/131/16/OUT for 9 No. one & a half storey houses with garaging'*, which was approved subject to conditions on 4th October 2018.
- 1.2 Prior to the granting of the Reserved Matters, an application for Outline permission was granted by Arun District Council (reference A/131/16/OUT). The decision notice includes Condition 3, which listed the approved plans at the Outline stage (including the site access and visibility splays). However, this S73A application seeks to revise the details relating to the design, scale and position of the new houses, and therefore the details approved at the Outline stage are unaffected by this application.
- 1.3 This application is submitted on behalf of the site owner and developer, GD Concepts, by their technical design architects, Cityzen.
- 1.4 This Planning Statement is submitted in support of the above planning application. The statement describes the site, its surroundings and the proposal itself. The Planning Policy background is considered along with an assessment of the proposal in light of the relevant policy and all other material planning considerations.
- 1.5 This statement should be read in conjunction with the complete drawing package, which has been prepared by Cityzen.

2.0 SITE CIRCUMSTANCES

- 2.1 The site that is the subject of this S73A planning application comprises a parcel of land, measuring approximately 0.7 hectares in size, positioned adjacent to Arundel Road and north of Angmering Village.



Fig 1. Aerial photograph detailing the site and its immediate surroundings

- 2.2 The site was formerly vacant land, which is rectangular in shape and has a gentle rise to the north. There is a dense and continuous tree screen fronting Arundel Road (eastern boundary) and a continuous high level dense yew hedge to the western boundary. Historically the site was used as a nursery, but from 1958 the site has been used for storage and a yard (this was confirmed via a Certificate of Lawfulness approved in 1993 under application ref: A/154/92/CLE). The site was cleared of the last remaining building in 2008.

2.3 To the west of the application site is a small industrial complex This adjacent land now benefits from Outline planning permission for up to 160 dwellings with public open space, landscaping and sustainable drainage systems (SuDs), vehicular access point from Arundel Road; together with up to 15,000 square feet and land made available for expansion of current sports pitch provision (following the demolition of existing commercial units and one bungalow), via application A/122/19/OUT. This application was approved in March 2020. A copy of the site plan relating to this Outline approval is detailed below for ease of reference:



Fig 2. Approved Block Plan – application A/122/19/OUT

- 2.4 Arundel Road runs north from Angmering to Hammerpot where it joins the A27 via a left in / left out junction, access eastbound towards Worthing having been cut off when the A27 was upgraded. There is the remains of a tarmac road on site near the access and small concrete floor slab is evident near the northern boundary.
- 2.5 The northern edge of the built up area of Angmering lies under 100m south of the site where the western side of Arundel Road is flanked by single storey development. (The use of the intervening land could not be ascertained visually but it is enclosed by flanking vegetation and from Google Earth imagery it appears to be largely open land but with a stopped up access.) St Margaret's C. E. Primary School is set slightly further south on the eastern side of the road.
- 2.6 North of the site, there is a derelict plot, which forms part of the Gladman Outline approval for 160 units and commercial floorspace (see Fig 2 above). Beyond this lies a residential dwelling on the west side of Arundel Road. On the opposite (east) side of Arundel Road are two vehicular access points to 'Acorns' and a camp site.
- 2.7 Within the immediate local area, built form is undistinguished and comprises a variety of development to the south, fronting the west side of Arundel Road, the workshops on the small industrial site to the south west of the site and 'New Place Bungalow' to the west and a two story residential property set to the north on Arundel Road.
- 2.8 On-site works commenced earlier this year, and it is understood that at the time of writing construction has progressed so that the substructure is in place, and 6 of the 9 properties have the beam and block floor in also.

3.0 PLANNING HISTORY

(i) Planning History: Application Site

- 3.1 Outline planning permission was granted under reference A/131/16/OUT for the construction of a total of 9 no. dwellings at the site with 3 of these units being affordable dwellings. The affordable housing contribution was voluntary and was secured via S106 agreement. This decision was subject to a Judicial Review, but the High Court judge determined that there was no case to answer, and therefore the planning permission stands.
- 3.2 Subsequently, a variation to the S106 Agreement was permitted by the District Council (reference A/187/17/PO). This has the effect of removing the requirement to provide affordable housing at this site, as permitted under A/131/16/OUT. The consequence is that this extant Outline permission for 9 units is now for a 100% market scheme of housing.
- 3.3 The Reserved Matters application pursuant to the above Outline consent, was then approved on 4th October 2018, via planning permission A/85/18/RES.
- 3.4 Latterly, the following applications have been determined in respect of the Application Site:
- **A/144/19/DOC** - Approval of details reserved by condition imposed under reference A/131/16/OUT relating to Condition Nos 4 - surface water drainage, 6 - foul & surface water sewerage disposal and 8 - Construction Management Plan. **DOC Part Approved.**
 - **A/149/19/DOC** - Approval of details reserved by condition imposed under ref A/131/16/OUT relating to Condition No 11 - Mitigation Statement. **DOC Approved.**
 - **A/150/19/DOC** - Approval of details reserved by condition imposed under ref A/131/16/OUT relating to Condition No 10 - hedge/tree retention & protection. **DOC Approved.**

- **A/154/19/PL** - Variation of pre-commencement condition 6 following the grant of planning permission A/131/16/OUT to make the condition into a 2 part condition: a) Pre-commencement obligating the developer to apply to Southern Water to undertake their design works; and b) Pre-occupation obligating the developer to provide evidence to the LPA that the implemented design is fit for purpose. **Approved Conditionally.**
- **A/25/20/DOC** - Approval of details reserved by condition imposed under ref A/131/16/OUT relating to Condition No 4 - surface water drainage. **DOC Approved.**
- **A/81/20/DOC** - Approval of details reserved by condition imposed under ref A/85/18/RES relating to Condition 2 - materials and finishes. **DOC Approved.**
- **A/80/20/NMA** - Non material amendment following the grant of A/85/18/RES for amendments to House Type 3 (Unit C) footprint and internal layouts and subsequent amendment to proposed site plan. **Refused.**

3.5 The latest submission (a S96A application for non-material amendments to the approved scheme) was recently refused by the local authority for the following reason:

“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. From the information submitted I am unable to take the alterations as a Minor Amendment to A/85/18/RES. The reasons that these proposals have not been accepted as a Non-Material Amendment is because they increase the height of the roof of Plots 5 and 6 by more than 0.3m and Plots 1 and 2 are moved more than 1m to the north. They cannot therefore be considered under section 96A of the Town and Country Planning Act 1990.”

This new S73A application is submitted in direct response to the refusal of the S96A application detailed here.

4.0 THE PROPOSED AMENDMENTS

- 4.1 As detailed at Section 3, the Reserved Matters planning application ref: **A/85/16/RES** sought permission for *“Approval of reserved matters for appearance, landscaping, layout & scale following outline consent A/131/16/OUT for 9 No. one & a half storey houses with garaging*. This application was approved, subject to a number of conditions.
- 4.2 This s73A application seeks to vary condition 1 attached to the Reserved Matters permission so as to replace a number of the approved drawings with revised plans that detail a number of modest amendments to the scheme. As determined by the previous S96A application (A/80/20/NMA – see para 3.5 above), these amendments do not qualify as ‘non-material minor amendments’, and therefore for these revisions to be considered favourably it follows that this should be via a S73A submission.
- 4.3 Condition number 1 of A/85/16/RES reads as follows:-
The development hereby approved shall be carried out in accordance with the following approved plans :
- *nb018104:03b 'Block and Location Plan'*
 - *nb018104:04 'Detail Layout: bin storage & parking plan'*
 - *nb018104:05 'Unit A & Substation'*
 - *nb018104:06 'Unit B'*
 - *nb018104:07 'Unit C'*
 - *nb018104:08 'Unit D'*
 - *nb018104:09 'Unit E'*
 - *nb018104:10 'Street scene & site section: 1 of 3'*
 - *nb018104:11 'Street scene & site section: 2 of 3'*
 - *nb018104:12 'Street scene & site section: 3 of 3'*
 - *HBA/790/01 Rev A 'Hard and Soft Landscape Plan', prepared by Huskisson Brown Associates”.*

4.4 It is proposed that the some of these previously approved drawings are superseded, and the S73A submission should be approved with Condition 1 being amended so as to refer instead to the following drawings, which accompany this current submission:

- Drawing No. 1917-PL-150 'Proposed Site Plan'
- Drawing No. 1917-PL-250 'Type 3 – Proposed Ground Floor Plan'
- Drawing No. 1917-PL-251 'Type 3 – Proposed First Floor Plan'
- Drawing No. 1917-PL-252 'Type 3 Proposed Roof Plan'
- Drawing No. 1917-PL-356 'Proposed Front and Rear Elevations'
- Drawing No. 1917-PL-357 'Proposed Right and Left Elevations'
- Drawing No. 1917-PL-460 'Proposed Streetscene Elevations'.

4.5 In summary the changes proposed by this application are as follows:

- **Plots 5 and 6 (semi-detached dwellings)** – Increased footprint, increased ridge height, and adjustment of siting
- **Plots 2, 3, 7, 8 and 9** – Reduction in footprint
- **Plots 1 and 2** – Adjustment of siting

The overall result is the development's overall gross internal floor area (when taken as a whole) has reduced from that approved via the Reserved Matters application from 1,258 sqm, to 1,211 sqm (**a reduction of 47 sqm**), despite plots 5 and 6 being increased modestly in terms of their footprint. The height of these semi-detached properties has also been increased, but with the ridge height now just 325mm above that previously permitted.

5.0 PLANNING POLICY

a. National Policy Context

(i) National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) was originally published in 2012, with a revised version published in July 2018. A further updated version of the NPPF was published in February 2019, comprising only minor alterations to the 2018 publication.
- 5.2 The NPPF confirms that planning law, as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.3 The focus of the revised NPPF continues to be achieving sustainable development. The NPPF clarifies that *“at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”* (taken from Resolution 42/187 of the United Nations). However, at paragraph 8 the Framework sets out that in planning terms, and in order to achieve sustainable development there are *“three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”*. These objectives are economic, social and environmental, which *“should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”* (paragraph 9).

- 5.4 Paragraph 11 is an important element of the NPPF. It states that: *“Plans and decisions should apply a presumption in favour of sustainable development... For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*
- 5.5 Paragraph 12 confirms that *“the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*
- 5.6 Section 4 of the Plan refers to Decision Making. At paragraph 38 of the Framework, it sets out that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should... work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. **Decision-makers at every level should seek to approve applications for sustainable development where possible.**”*
- 5.7 Paragraphs 54 – 55 refer to planning conditions and obligations and states that *“local planning authorities should consider whether otherwise unacceptable*

development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition...Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification..."

(ii) National Planning Policy Guidance

- 5.8 The following extracts of the National Planning Policy Guidance are considered relevant to this s73A application:

[Amending the conditions attached to a permission including seeking minor material amendments (application under Section 73 TCPA 1990)]

How are the conditions attached to a planning permission amended?

An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied.

Paragraph: 013 Reference ID: 17a-013-20140306

Revision date: 06 03 2014

Are there any restrictions on what section 73 can be used for?

Planning permission cannot be granted under section 73 to extend the time limit within which a development must be started or an application for approval of reserved matters must be made.

Paragraph: 014 Reference ID: 17a-014-20140306

Revision date: 06 03 2014

What is the effect of a grant of permission?

Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended.

A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged. Further information about conditions can be found in the guidance for use of planning conditions.

As a section 73 application cannot be used to vary the time limit for implementation, this condition must remain unchanged from the original permission. If the original permission was subject to a planning obligation then this may need to be the subject of a deed of variation.

Paragraph: 015 Reference ID: 17a-015-20140306

Revision date: 06 03 2014

Is there a definition of 'minor material amendment'?

There is no statutory definition of a ‘minor material amendment’ but it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

Pre-application discussions will be useful to judge the appropriateness of this route in advance of an application being submitted.

Paragraph: 017 Reference ID: 17a-017-20140306

Revision date: 06 03 2014

(iii) Legislation – Town & Country Planning Act 1990, as amended

5.9 ***“73A Planning permission for development already carried out.***

(1) On an application made to a local planning authority, the planning permission which may be granted includes planning permission for development carried out before the date of the application.

(2) Subsection (1) applies to development carried out—

(a) without planning permission;

(b) in accordance with planning permission granted for a limited period; or

(c) without complying with some condition subject to which planning permission was granted.

(3) Planning permission for such development may be granted so as to have effect from—

(a) the date on which the development was carried out; or

(b) if it was carried out in accordance with planning permission granted for a limited period, the end of that period.”

(iv) Planning Portal Guidance

5.10 The notes that accompany the submission of a S73A application, as available on the Planning Portal website (https://ecab.planningportal.co.uk/uploads/lapp/guidance/guidance_note-application_for_removal_or_variation_of_a_condition.pdf) state: “Section 73A of the Act provides, among other things, for retrospective planning applications to be made in respect of development which has been carried out without permission, and for applications for planning permission to authorise development which has been carried out without complying with some planning condition to which it was subject. [my emphasis] Special consideration may need to be given to conditions imposed on planning permissions granted under section 73A. For example, the standard time-limiting condition will not be appropriate where development has begun before planning permission has been granted.”

(v) Other Guidance

5.11 Also of relevance to this submission is the Technical housing standards – nationally described space standard (March 2015).

b. Local Planning Policy

5.12 At the current time, the development plan consist of the Arun Local Plan 2011-2031, and the Angmering Neighbourhood Plan (made in 2015).

5.13 In respect of the Arun Local Plan, the following policies are considered relevant to this S73A submission:

- H DM1: Housing Mix
- D SP1: Design
- D DM1: Form and Design Quality

- D DM2: Space Standards
- QE SP1: Quality of the Environment

5.14 In respect of the current Neighbourhood Plan, the following policies are also of relevance:

- HD3: Housing Mix
- HD5: Built Form
- HD6: Housing Layout & Design

6. PLANNING ASSESSMENT

- 6.1 Section 73A of the Town & Country Planning Act 1990 provides, amongst other things, for retrospective planning applications to be made in respect of development which has been carried out without permission, and for applications for planning permission to authorise development which has been carried out without complying with some planning condition to which it was subject.
- 6.2 The original planning permission will continue to subsist whatever the outcome of the application under section 73A.
- 6.3 The original planning permission (ref: A/85/18/RES) was granted planning permission via decision notice dated 4th October 2018. Condition 1 of that permission states:-

The development hereby approved shall be carried out in accordance with the following approved plans :

nb018104:03b 'Block and Location Plan'

nb018104:04 'Detail Layout: bin storage & parking plan'

nb018104:05 'Unit A & Substation'

nb018104:06 'Unit B'

nb018104:07 'Unit C'

nb018104:08 'Unit D'

nb018104:09 'Unit E'

nb018104:10 'Street scene & site section: 1 of 3'

nb018104:11 'Street scene & site section: 2 of 3'

nb018104:12 'Street scene & site section: 3 of 3'

HBA/790/01 Rev A 'Hard and Soft Landscape Plan', prepared by Huskisson Brown Associates

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 6.4 Since this 2018 planning permission was granted there have been material changes in planning circumstances in the form of the publication of the revised NPPF

(February 2019). Further, development has now commenced on-site following the discharge of the relevant pre-commencement drawings.

- 6.5 As summarised in Section 4 above, the proposed revisions the subject of this S73A application were not accepted by the Local Authority planning officers when they formed a previous S96A (non-material minor amendment) application, because the alterations to the layout of the site, and the size of Plots 5 and 6 constitute material changes to the details that were previously approved by the Council via the original RM consent. It is not understood to be the case that the Planning Officers are of the opinion that these amendments are unacceptable, but it is simply that the revisions that are proposed go beyond what can be considered a non-material minor amendment, and it is for this reason that A/80/20/NMA was not accepted.
- 6.6 With respect to the semi-detached houses (Plots 5 and 6), the original footprint of the dwellings at 77 sqm (not including the garage or conservatory) was below the size required of a 3 bedroom property over a single storey. The requirement for a 1 x double, 2 x single bedroom property is that it needs to meet a minimum floor area of 84sqm. The approved RM drawings detailed one of the single bedrooms as being below the internal floor area permitted for a bedroom. In addition, there is a need for the development to meet building regulations for the layout, including the Part M requirements for the WC.
- 6.7 Therefore due to the permitted properties not being of sufficient floor area to accommodate these required changes to the internal layout, the scale and gross internal area of these two houses has had to be modestly increased, from 106 sqm (as permitted via A/85/18/RES) to 111 sqm as now proposed. These sizes include the conservatories and garage space. The revised floor area allows an increase the bedroom sizes so there are now 3 compliant bedrooms - 2 singles and a double. In addition, the ground floor layout has been rearranged to enable there to be an accessible bathroom as required by Part M.

- 6.8 In order to reduce the impact as much as possible, the Architects have reduced the pitch of the roof from that previously permitted, which will now match the other 2 storey buildings on the site. Therefore although the changes to the footprint of these houses has resulted in an increase in the height of Plots 5 and 6, this has been minimised with the ridge height just 325mm above that permitted. Further this alteration provides visual consistency to the overall scheme, and in any case the semi-detached dwellings remain at a lower ridge height compared to the other properties on the site as per original planning scheme.
- 6.9 The scheme will remain cohesive and balanced, and the revisions to Plots 5 and 6 will not mean that they appear jarring or visually incongruous or out of scale with the other permitted dwellings. This is demonstrated successfully on the accompanying Streetscene drawing (see 1917-PL-460).



Fig 3. Submitted Streetscene drawing

- 6.10 As outlined above, changes to the site layout are also incorporated into the revised drawings that comprise this S73A application submission.
- 6.11 It is understood that when the engineering design for the site commenced it was found the site 'setting out' would need alteration towards the north of the site to ensure that the falls from the first drainage connection to the outflow at end of the site would be sufficient to ensure the foul and surface water drainage would work satisfactorily.

- 6.12 In addition, the electrical engineering design noted that additional space was required for safe working around the electric meters that are to be provided for the new dwellings. The meters are to be positioned on the side of the properties so as to not visually clutter the front elevation. However, without adjustments to the site layout this would have restricted access to the rear gardens, and so the 2 buildings in question are proposed to be repositioned within their plots to ensure access, adequate falls for drainage, and safe working to meters can all be accommodated.
- 6.13 The outcome was the 2 plots at the northern end of the site have had their positioned adjusted, resulting in a northward move of 1.26m within the overall site.
- 6.14 Whilst undertaking the detailed design other minor revisions to permitted dwellings have been incorporated, and this has resulted in Plots 2 and 3 reducing from 124 sqm to 108 sqm each, Plots 7 and 8 having their floor area reduced from 201 sqm to 197 sqm each, and Plot 9 also being reduced from 108 sqm to 91 sqm. Overall the scheme provides a 47 sqm reduction in gross internal floor area, when compared with the original RM approval. Despite these changes the scheme is now fully compliant with Policy D DM2 of the Local Plan, and the Technical housing standards – nationally described space standard (March 2015).
- 6.15 Furthermore, although these are ‘material’ changes to the approved scheme, they result in only negligible changes – which are in any case justified by a need to meet other standards and regulations. In planning terms it is clear that the proposals are entirely acceptable. The changes do not demonstrably affect the sites design or layout, and there would be no visual detriment, or harm to the amenities of existing or future occupiers. The housing mix remains as previous permitted, and there are no implications in terms of access or parking provision. The garden sizes for each house remains as previously permitted, and there will no impact on landscaping or drainage (indeed in respect of the latter, the proposals are required).

- 6.16 The changes that are proposed have a negligible impact on the development as a whole, and when compared with the previously consented scheme we do not consider that the proposed alterations will be noticeable. The overriding character and visual quality of the scheme will remain unaffected, and the result will be a high quality development that will provide a pleasant living environment for residents without causing any detrimental impact to the surrounding area.
- 6.17 On this basis, we strongly believe that the proposals are wholly compliant with the relevant policies contained in the Arun Local Plan, and the Angmering Neighbourhood Plan.
- 6.18 In respect of the Community Infrastructure Levy (CIL), this was not applicable when the original Outline permission was granted for 9 dwellings at the Application site. Indeed, it was also not applicable when the RM approval was granted.
- 6.19 The CIL Regulations 2010 dictate at Schedule 1, Part 2 ('Amended' planning permissions), paragraph 3(1c), and paragraph 5 that there are no financial liabilities to the developer in this instance.

7. CONCLUSIONS

- 7.1 This s73A application seeks consent to vary the drawings approved under permission A/85/18/RES to allow an increase in the floor area of Plots 5 and 6, with a modest increase in the ridge height of these properties. These houses are also to be readjusted in their position, as will Plots 1 and 2. Plots 2, 3, 7, 8 and 9 will also be reduced in terms of gross internal floor area. The result is that the development as a whole (when compared with that permitted under the previous RM application) will provide a reduced floor area of 47 sqm.
- 7.2 In submitting this application regard has been given to the relevant Local and Neighbourhood Plans, in addition to the guidance contained in the NPPF and NPPG.
- 7.3 Paragraph 55 of the revised NPPF states that *“planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects”*. It is considered that the proposed revisions are entirely compliant with the NPPF’s guidance in this respect.
- 7.4 The proposed alterations to the approved plans constitute ‘minor material amendments’ in the context of the development as a whole. **Importantly the quantum of development remains unchanged, and the application description also is unaltered by these revisions.** The scale and/or nature of the proposed amendments result in a development which is not substantially different from the one which has been approved. The application therefore accords with the guidance set out in the NPPG. As the proposal meets all the necessary policy requirements, and will cause no harm to any matter of identified acknowledged importance. In our opinion the overwhelming weight of evidence supports the granting of permission.

July 2020