

Manco Planning & Development
3rd Floor, 18 Savile Row
London
W1S 3PW

Date: 14th April 2022

Please ask for: Katie Sharp

Tel: 01903 737832

Your Ref:

Our Ref: BE/27/22/NMA

Dear Mr Hughes,

**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 BE/121/21/RES for external alterations to approved building to reflect tenant requirements and addition of hip feature to roof.

Unit 3 land at Saltbox West of Shripney Road Bognor Regis PO22 9NW

This Non-material amendment application seeks to alter the roof form to Unit 3 to have a hipped roof on application BE/121/21/RES at Saltbox, Bersted, in addition to this the applicant seeks to change the choice of materials.

Non-material amendments are 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.

The reason that this proposal has been accepted as a Non-Material Amendment is because it is proposing an alteration to the roof form of Unit 3 to see the addition of a hipped roof, and a change in materials. The proposal can therefore be considered under Section 96A of the Town and Country Planning Act 1990. The proposed alteration to the roof and materials would not change the description or conflict with any condition imposed on the Reserved Matters application. The addition of a hipped roof form would not result in changes to the external details that would materially alter the appearance of Unit 3. The external materials now include:

- Profiled built-up roof cladding in HPS200 Goosewing Grey BS A10A05
- Circular RWPs in Grey Aluminium RAL 9006 or Sargasso Blue RAL 5003 to match adjoining cladding.

- Gutter fascia in Grey Aluminium RAL 9007
- Horizontally laid profiled built-up wall cladding (half-round or trapezoidal) and related flashings in Metallic Silver colour RAL 9006
- Horizontally laid Microrib composite wall cladding in Sargasso Blue RAL 5003
- Horizontally laid Microrib composite wall cladding in Grey Aluminium RAL 9007
- Coloured insulate loading doors in Grey Aluminium RAL 9007
- Powder coated windows and curtain walling in RAL 9007
- Fire escape doors in RAL 9006 to match cladding
- Glazed spandrel panels
- Turn opening windows
- Unit name panatrim boards

These constitutes an amendment that does not have a material impact on neighbouring residents and would not warrant re-consultation either of neighbours, council departments or statutory bodies. The proposed elevational changes and materials are considered acceptable, and the proposal is being recommended for approval. The following plans are acceptable and now form part of the approved application documents.

Please note that Drawing No. KP-281-Unit 3-NMA-01 Proposed Roof Plan and Elevations now form part of the approved planning drawings for BE/121/21/RES at Salt Box in place of:

1755-U03-P05 Unit 3 Proposed Elevations, and 1755-U03-P04 Unit 3 Proposed Roof Plan.

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning