

Mango 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/28/22/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/135/18/PL for alterations to approved external appearance of Units 6/7 and minor roof amendments.

Units 6/7 Land at Saltbox West of Shripney Road Bognor Regis PO22 9NW

This Non-material amendment application seeks to change the roof to incorporate hip features at the west and east ends of the Unit 6 and 7. In addition to this, there are also proposed changes to the external materials. The units will continue to accommodate the intended 42sqm of Solar PV on the roof as approved under NMA application (BE/125/21/NMA dated 10th August 2021). There are no changes to the site layout scale or dimensions of the approved buildings.

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 amending the roof form, and materials of Unit 6-7. The proposal can therefore be considered under Section 96A of the Town and Country Planning Act 1990. As proposed change to a hipped roof and choice of materials would not change the description or conflict with any conditions imposed on the original planning application. The external materials now included:

- 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

The changes will not materially alter the scheme and would not materially impact on neighbouring residents and would not warrant re-consultation of residents, council departments or statutory bodies. The proposed changes to the elevations are acceptable, and the application is recommended for approval.

Please note that drawing

Ian King Associates KP-281-Units 6/7-NMA-01 and KP281-Units 6/7-NMA-02 now form part of the approved planning drawings for BE/135/18/PL at Saltbox in place of:

1744-TU-P04B (Proposed Roof Plan) and 1744-TU-P05C (Proposed Elevations)

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning