

Nathan Chilvers
Mohsin Cooper Ltd
7 Hove Manor Parade
Hove Street
Hove
BN3 2DF

Date: 22nd December 2021

Please ask for: Mr S Davis

Tel: 01903 737874

Your Ref:

Our Ref: BN/160/21/NMA

Dear Chilvers,

**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 BN/39/20/PL for Plot 1 (internal amendments not impacting externally), chimney handed to other side of dwelling & stepped access introduce; Plot 4 (internal amendments not impacting externally) & bulk of dwelling handed with chimney moved to external wall.

Tars Farm Land at Church Lane Barnham PO22 0DB

I refer to your recent application for a Non Material Minor Amendment. You propose the following changes:

- Plot 1: internal amendments, chimney handed from the north to the south flank elevation, introduction of stepped access to the front door & north facing ground floor door removed; and
- Plot 4: internal amendments, ground floor window on rear of attached garage moved and door introduced, chimney stack introduced on the west side (relocated from the south facing rear roof slope), ground floor west flank window positions handed and a window to replace a door on the east elevation (ground floor).

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 breach adopted planning policy, conflict with any conditions of the original permission, result in changes to the external details that would materially alter the appearance of the building or be such that consultation or publicity is required. The Council will also not accept an increase in width/length of more than 1m, an increase in height of more than 0.3m or the movement of the

development by more than 1m in any direction.

These changes will not materially alter the appearance of the development approved by the planning permission, do not conflict with any conditions of the permission, do not breach any planning policy and do not warrant re-consultation. Whilst a new chimney stack on the west elevation of plot 4 is introduced, this is lower than the height of the approved chimney and does not extend further out from the flank wall than the approved bay window on this elevation (and in any case adds less than 1m extra width). All fenestration changes are at ground floor and due to boundary treatments, do not affect neighbouring properties.

The changes can therefore be considered as an NMA under section 96A of the Town and Country Planning Act 1990. The following drawings are approved and replace the equivalent drawings listed in the approval of BN/39/20/PL:

Site Plan 0412-NMA-A001 Rev A;
Plot 1 Floor Plans 0412-NMA-A100*;
Plot 4 Floor Plans 0412-NMA-A400*;
Plot 1 Elevations dwg 0412-NMA-A110;
Plot 4 Elevations dwg 0412-NMA-A410; and
Street Scenes dwg 0412-NMA-A1000.

*Note that these drawings replace the approved drawings "Plots 1 & 2 Proposed Floor Plans dwg 2.21" and "Plots 3 & 4 Proposed Floor Plans dwg 2.22" in part only.

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning