

Mr N Lack
17 Beech Avenue
Chichester
West Sussex

4 February 2019

Your Ref :
Our Ref : BN/47/18/NMA

Please ask for :
Mr S Davis
01903 737874

Dear Mr Lack,

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/69/16/PL for plot 1-amended internal layout & re-positioning of rear patio area & omission of chimney; plot 2-addition of roof gable above entrance door, re-positioning of rear patio area & adjustment of adjacent driveway; plot 5-omission of bay window & substitution of french doors to north west elevation.
Land East Of Toll Cottage, Lake Lane, Barnham,

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

- (a) Plot 1 - amend the internal house layout, remove the external chimney stack and reposition the rear patio area;
- (b) Plot 2 - add a feature roof gable above the entrance door, reposition the rear patio area and adjust the adjacent driveway; and
- (c) Omit the bay window and add French doors to the north west elevation.

Non-material amendments are considered to be those changes which are insignificant and do not change the 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, create windows that could potentially permit overlooking of other properties or conflict with any conditions of the original permission.

The reasons that these proposals have been accepted as Non-Material Amendments is because the changes do not amend the use/intensity of the planning permission, do not the development description, do not conflict with any conditions, do not amend the red edged site area, do not breach adopted policy, do not affect a planning obligation, do not introduce windows that could potentially permit overlooking of other properties, do not materially alter the external appearance of the dwellings or the development, do not warrant any re-consultation, does not increase the building heights by more than 0.3m, does not increase the width or length of the buildings by more than 1m and does not move the development more than 1 metre in any direction. The changes can therefore be considered as an NMA under section 96A of the Town and Country Planning Act 1990.

Please note that the following drawings are updated as indicated:

Dwg. 30 Rev D: "Site Plan" - Now Rev E;
Dwg. 31 Rev B: "Plot 1 Floor Plans & Elevations" - Now Rev C;

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Dwg. 32 "Plot 2 Floor Plans & Elevations" - Now Rev A;
Dwg. 35 Rev A "Plot 5 Floor Plans" - Now Rev D; and
Dwg. 36 "Plot 5 Elevations" - Now Rev B.

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