

Appleton Town Planning
31 Eastcourt Road
Worthing
BN14 7DA

Date: 15th June 2021

Please ask for: Maria Tomalova

Tel: 01903 737510

Your Ref:

Our Ref: BN/64/21/NMA

Dear Mrs Appleton,

**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 BN/24/20/PL to incorporate an integral garage into the building and other alterations to the fenestration arising from the rearrangement of the internal accommodation.

Tile Barn Farm 32 Hill Lane Barnham PO22 0BL

I refer to your recent application for a Non Material Minor Amendment.

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.

The reasons that these proposal has been accepted as Non-Material Amendments is because the changes do not materially alter the planning permission, do not necessitate additional consultation with local residents, do not breach planning policy and do not enlarge the building. It is accepted that an integral garage would be incorporated into the dwelling, replacing proposed study and sitting room, the western(front elevation) French window would be replaced with garage gates.

There would be further changes in fenestration arising from the revised internal layout; a bay window on norther elevation would be replaced with non-projecting smaller window, reduction in fenestration on first floor level on western elevation above the doors, fenestration reduced on southern elevation by removal of element that extends into the roof, wrap around glazing on the north-eastern corner would be replaced with bi-fold doors on the eastern elevation, new

windows would be inserted at ground and first floor level on the north elevation to match those adjoining. On the eastern elevation the fenestration would be reduced at first floor level above the opening doors, the doors would be reconfigured and side opening to the balcony removed, the window to bedroom 3 on the northern elevation would be reduced in width. Metal log burner flue would be repositioned, closer to the eaves.

The proposed amendments would be minor, resulting in a reduction of fenestration and inclusion of an integral garage and would not result in an increase in footprint or scale of the approved dwelling. Therefore they can be considered as an NMA under section 96A of the Town and Country Planning Act 1990.

Please note that the drawing 03 Rev B replaces the originally approved the drawing 03 and the drawing 04 Rev B replaces originally approved drawings 04 and 05.

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