

**HDA Projects Ltd
St Johns House
St Johns Street
Chichester**

12 April 2018

Your Ref :
Our Ref : BR/11/18/NMA

Please ask for :
Mr S Davis
01903 737874

Dear Mr W Matthews,

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

Application for a non-material amendment following a grant of planning permission BR/153/16/PL relating to retain the ground floor small retail unit, together with reconstruction of the existing first floor flat kitchens & incorporation new roof lights to allow the creation of a new first floor flat with access stair & balcony with alterations to retain access to the existing first floor flats 55 & 57 London Road, Bognor Regis, ,

I refer to your recent application for a Non Material Minor Amendment (NMA). I note that you propose to amend the layout by creating an external landing area at the expense of floor space for existing flat 55A and new flat 57B.

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, breach adopted planning policy or conflict with any conditions of the original permission.

Unfortunately, I am unable to accept the proposal as a NMA because the change to the layout results in a reduction of the internal space for new flat 57B from 42m² to 39m². The requirement within the planning practice guidance for this flat is 50m² and whilst we previously agreed an 8m² deficit, we cannot approve a further reduction. Furthermore, I note that whilst the original permission increased the internal space for existing flat 55A by 5m², the result of this proposal is a net loss of 7.6m² space to that flat.

Please note the Council revised its guidance on what constitutes an NMA on the 18th November 2017.

I trust this information is of assistance to you.

Yours sincerely



decnma

Neil Crowther
Group Head of Planning