

FRESH Architects
2 Sunny Close
Worthing
BN12 4BD

Date: 21st May 2026

Please ask for: Jonny Cooper
Tel: 01903 737532

Your Ref:

Our Ref: EP/39/26/NMA

Dear Sir/Madam,

**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 EP/104/24/HH to increase width to the proposed detached car port.

16 Sea Lane East Preston BN16 1NG

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 proposal has been accepted as a Non-Material Amendment because it would not materially alter the appearance of the property or the car port and would not result in an increase of any overbearing impacts on neighbouring properties or those using the highway, or need further consultation. It can therefore be considered under Section 96A of the Town and Country Planning Act 1990.

The proposal seeks to increase the size of the approved carport by 1m in width, moving the bulk of the car port towards the front elevation of the host dwelling, resulting in no impact on neighbouring residential amenity. The design and materials proposed under this amendments would continue to deliver the original design of the development. The changes are therefore considered to be minor in nature and can be determined as an NMA under section 96A of the Town and Country Planning Act 1990.

From the information submitted I am able to take the alterations as a Minor Amendment to

EP/104/24/HH. The new Block Plan P002 P3 and the new Roof Plan, Floor Plan, and Elevations P012 P2 are therefore accepted as part amending the previously approved Car Port Elevations P012 Rev1 and Proposed Block Plan P002 Rev2.

I trust this information is of assistance to you.

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning