

Sussex Building Consultancy Limited
4 Regis Avenue
Aldwick
Bognor Regis
PO21 4HQ

Date: 28th September 2026

Please ask for: Jonny Cooper

Tel: 01903 737532

Your Ref:

Our Ref: EP/86/26/NMA

Dear Mr Moore,

**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/14/26/HH relating to a change in first floor roof light position to serve en suite shower room, amended windows on the north and south elevation and amended window frame colour.

7 The Roystons East Preston BN16 2TR

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

Non-Material Amendments (NMA) are considered to be 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 seeks the relocation of a rooflight from the southern facing roof slope to the northern facing roof slope. The roof light proposed on the northern roof slope would be obscurely glazed. The remaining roof light on the south elevation, as well as that proposed on the northern roof slope, would be slightly larger in size and sited marginally closer to the gable end. Additionally, the windows are proposed to be amended to a charcoal colour, rather than the previously approved white.

The proposal has been accepted as a NMA because the changes to window design and siting of rooflights would not result significant changes to the external details that would materially alter the appearance of the building. The style and quantum of the proposed windows and rooflights remain appropriate for the residential character of the locality. The amendments would not permit additional overlooking into neighbouring properties. It can therefore be

considered 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/14/26/HH. The new Proposed First Floor Plan F, Proposed North and East Elevations B and Proposed South and West Elevations C are therefore accepted as part amending the previously approved Proposed First Floor Plan, Proposed North and East Elevations and Proposed South and West Elevations.

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