

**Mrs S Close
Seaview Avenue
East Preston
Littlehampton
West Sussex**

2 July 2018

Your Ref :
Our Ref : EP/8/18/NMA

Please ask for :
Richard Castro-Parker
01903 737643

Dear Mrs S Close,

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 EP/139/16/HH relating to the front door & window above
17 Seaview Avenue, East Preston, ,

I refer to your recent application for a Non Material Minor Amendment to change the aluminium glazed frontage, previously granted, with a uPVC window at first floor level, a uPVC entrance door at ground floor level and rendered elevations rather than Eternit weatherboard.

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.

Our guidance on Non-Material Amendments (NMA's) states, amongst other criteria, that an NMA would not be appropriate:

- where the changes are likely to materially alter the appearance of a building.
- windows are introduced that could potentially permit overlooking of other properties.
- amendments that would warrant re-consultation either of neighbours, Council departments or statutory bodies.

The reason that the have not been accepted as Non-Material Amendments is because it is considered that the proposals would result in changes to the external details that would materially alter the appearance of the building from that previously granted. Also it is noted that the removal of the glazing and addition of a window at first floor level along with the proposed alterations to the gallery landing would lead to window(s) that are introduced that could potentially permit overlooking of other properties. It is then considered that these amendments would warrant re-consultation of neighbours.

In this case It is considered that that it would be inappropriate to deal with the, aforementioned, changes as a Non-Material Amendment and they cannot therefore be considered under section 96A of the Town and Country Planning Act 1990.

I trust this information is of assistance to you.

Yours sincerely

decnma

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

Neil Crowther
Group Head of Planning