

Mr Lee Smith
29 Selsey Avenue
Bognor Regis
PO21 2QZ

Date: 20th May 2026

Please ask for: Susan Haley
Tel: 01903 737694

Your Ref:

Our Ref: FP/45/26/NMA

Dear Mr Smith,

**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 FP/137/25/HH relating to removal of dummy roof pitch, alterations to internal layout to include garage storage area and door, changes to doors and windows.

13 Bereweke Road Felpham PO22 7EG

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 reduce the maximum depth and width of the side single storey extension of the development and would not increase overlooking of neighbouring properties and it can therefore be considered under Section 96A of the Town and Country Planning Act 1990.

The proposal seeks to substitute the approved render and tiles with Marley Eternit cladding in Silver Grey C51 and to cover the mono-pitch roof with Ethylene Propylene Diene Monomer in black, with white soffits and fascia. The cladding would be in keeping with the colour palette of the host dwelling's existing render and would reflect the appearance of neighbouring properties which feature cladding in similar tones and colours. 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.

The following plans are now omitted from Condition 2:

- Proposed Ground Floor Plan 02.
- Proposed Elevations 05.

and replaced with the following amended plan:

- Proposed Plans and Elevation dated 07/04/26.

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