

Sussex Building Consultancy Limited
3 Northcote Road
Bognor Regis
PO21 5LZ

Date: 25th June 2026

Please ask for: Susan Haley
Tel: 01903 737694

Your Ref:

Our Ref: FP/68/26/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 FP/64/24/HH to retain the existing second-floor dormer roof instead of erecting a new one, and to change one of the windows to a double door. To increase the balcony depth by 0.1m to 1.1m and the height by 0.1m to 1.2m, with a stainless steel post-and-rail system and glass infill panels.

Chota Ghur Outram Road Felpham PO22 7AL

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 retain the existing second floor dormer roof and would not have a material impact upon the originally approved development and does not necessitate additional consultation. It can therefore be considered under Section 96A of the Town and Country Planning Act 1990.

The proposal seeks to alter the second-floor dormer window with a double door and substitute the approved frameless glass balustrade with stainless-steel post and rail system with glass infill. These are minor material and design changes that do not alter the scale or massing of the development and would not result in an increase in overlooking of neighbouring properties or need further consultation. 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:

- Existing and Proposed Plans 001

and replaced with the following amended plan:

- Existing Second Floor Plan dated 02/06/2026.
- Existing Elevations Rev A dated 15/06/26.

I trust this information is of assistance to you.

Yours sincerely

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

Neil Crowther
Group Head of Planning