

Mr P Galloway  
17A Langstone Road  
Havant  
PO9 1RA

Date: 17th June 2026

Please ask for: Harry Chalk

Tel: 01903 737577

Your Ref:

Our Ref: LU/116/26/NMA

Dear Mr Galloway,

**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**

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Non material amendment following the grant of LU/411/21/PL to change construction of bin store to timber in lieu of brick, relocation of cycle store internally, change of car parking surface to tarmac, omission of turfed grass and retain existing block paving, omission of steps into what is now the cycle store and replaced with an internal ramp, the external laundry doors on North elevation have been replaced with a window, the pedestrian gate to South elevation has moved to the right, lower ground floor window below balcony on South elevation is smaller due to conflict with internal partitions, balcony doors on upper ground floor replaced with a window, omission of 'visitor cycle' on East elevation outside door to plant room now internal accessed from West elevation and location of EV car charging point now shown.

90-91 South Terrace Littlehampton BN17 5LJ

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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 reasons that these proposals have been accepted as Non-Material Amendments are because they do not materially or significantly alter the outward appearance of the building or the site and would maintain sufficient facilities and greenery. 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 LU/411/21/PL.

For clarity to the applicant and agent, the originally approved site and block plan have been omitted from the approved plans list as the remaining plans were concluded to contain sufficient, accurate, and unambiguous information for this determination and the original plans would result in conflict with the latest plans. The amended site and block plans submitted during the lifetime of this application were, ultimately, concluded to be ambiguous and likely to represent a conflict also, as such, they too have been omitted from the condition wording. The approved fire strategy plans have also been omitted as these do not pertain to a relevant planning policy and that pertaining to the lower floors outlines a lower ground floor layout that would conflict with that of other approved plans.

Condition 2 now reads as follows:

The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location plan 28118-PD100

28118-PD110 (In respect of the Upper Ground Floor Plan only)

1st Floor & 2nd Floor Plans 28118-PD111C (Not including the refuse & cycle store)

Site Plan 24/1000/Lit\_Site01, Revision C

Proposed Elevations 28118-PD210B (In respect of the East Elevation only)

Front (South) Elevation 24/1000/Lit01

West Elevation 24/1000/Lit02

Rear (North) Elevation 24/1000/Lit03

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

Condition 9 now reads as follows:

Landscaping (hard and soft) shall be carried out in accordance with the details shown on plan (Site Plan 24/1000/Lit\_Site01, Revision C). All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM5 of the Arun Local Plan.

I trust this information is of assistance to you.

Yours sincerely

Neil Crowther

A handwritten signature in black ink, consisting of stylized, cursive letters that appear to be 'NC' followed by a period.

Group Head of Planning