

Lovell Partnership
Suite B
Broadmede House
Farnham Business Park
Farnham
GU9 8QT

Date: 8th December 2025

Please ask for: Jessica Riches
Tel: 01903 737852

Your Ref:

Our Ref: LU/227/25/NMA

Dear Mr Bayley,

**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 LU/299/22/PL relating to external materials, boundary treatments and front entrance porches.

Land North of Littlehampton Academy Littlehampton

DECISION: REFUSED

The main issue for consideration with regard to this application is whether the proposed change is i) 'non-material' and ii) the proposed change is acceptable.

There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme, an amendment that is non-material in one context may well be material in another. Arun District Council must be satisfied that the amendment sought is non-material in order to grant a non-material amendment application. Non-material amendments are generally considered to be those changes which are insignificant and do not change the intensity, form or description of the original planning permission.

This application seeks to amend details relating to external materials, boundary treatments and front porch entrances, and the following plans have been submitted:

LHP-BSL-1A-XX-DR-A-4101-PL-P01-Proposed Front Elevation
LHP-BSL-1A-XX-DR-A-4102-PL-P01-Proposed Side Elevation
LHP-BSL-1B-XX-DR-A-4101-PL-P01-Proposed Front Elevation
LHP-BSL-1B-XX-DR-A-4102-PL-P01-Proposed Side Elevation

LHP-BSL-2A-XX-DR-A-4101-PL-P01-Proposed Front Elevation
 LHP-BSL-2A-XX-DR-A-4102-PL-P01-Proposed Side Elevation
 LHP-BSL-2B-XX-DR-A-4101-PL-P01-Proposed Front Elevation
 LHP-BSL-2B-XX-DR-A-4102-PL-P01-Proposed Side Elevation
 LHP-BSL-3A-XX-DR-A-4101-PL-P01-Proposed Front Elevation
 LHP-BSL-3A-XX-DR-A-4102-PL-P01-Proposed Side Elevation
 LHP-BSL-3B-XX-DR-A-4101-PL-P01-Proposed Front Elevation
 LHP-BSL-3B-XX-DR-A-4102-PL-P01-Proposed Side Elevation
 LHP-BSL-4A-XX-DR-A-4101-PL-P01-Proposed Front Elevation
 LHP-BSL-4A-XX-DR-A-4102-PL-P01-Proposed Side Elevation
 LHP-BSL-4B-XX-DR-A-4101-PL-P01_Proposed Front Elevation
 LHP-BSL-4B-XX-DR-A-4102-PL-P01_Proposed Side Elevation
 LHP-BSL-4C-XX-DR-A-4101-PL-P01-Proposed Front Elevation
 LHP-BSL-4C-XX-DR-A-4102-PL-P01-Proposed Side Elevation 1
 LHP-BSL-4C-XX-DR-A-4102-PL-P01-Proposed Side Elevation 2
 LHP-BSL-5A-XX-DR-A-4101-PL-P01-Proposed Front Elevation
 LHP-BSL-5A-XX-DR-A-4102-PL-P01-Proposed Side Elevation
 LHP-BSL-ZZ-XX-DR-A-2104-CN-C03-Materials Plan
 1444-HED-03-DR-L-203 Littlehampton Boundary and Fencing Plan Rev C08
 1444-HED-03-DR-L-301 Littlehampton Soft Landscape Plan Rev C03
 1444-HED-03-DR-L-529 Type 11 Horizontal Closeboard Fence

Several amendments have been proposed to the approved plans. While some changes, such as removal of sections of boundary walls would improve natural surveillance across the development, they are not considered to materially alter the overall design concept or introduce new planning considerations. In some instances, boundary treatments wall types have changes, however, this would still provide adequate distinction of public and private realm.

However, other changes are more significant and would materially affect the approved design approach:

The proposed changes to porch treatments on several plots would be particularly noticeable, given that the approved planning permission utilises porches to introduce some level of variation within the streetscene. The proposed changes would result in the zinc surfaced projecting porches replaced with a simple floating flat porch roof. The previously approved porch roof provided more interest in the elevation, given its irregular nature and material, and also provided for a more balanced elevational treatment. For example, Plot 37 & 38 would now highlight the irregularity of the window and door alignments, and provide a much blander design.

The proposed removal of the zinc like material in the streetscene would also be a material design matter given the very simple palette of material proposed within LU/299/22/PL.

The widening of windows and removal of the metal louvred vent panels have somewhat eroded the vertical emphasis and modern character of the dwellings. These changes further erode the design and architectural interest, which would be material to the overall design of the dwellings themselves and within the wider development. Some plans would result in the entire removal of brick projections from the elevational treatments, removing nearly all design interest from the dwellings, and as such would be a material matter relating to design.

In addition, it should be noted that two plans proposed both note that they are for plots 37 and 38, which means that officers are not clear which elevational treatment is correct.

Several trees are proposed to be removed, and whilst in some situations this may be considered non-material this must be assessed against the number and location of the changes. The proposed changes would result in a marked reduction of trees along the verges of the entrance of the mews areas, where this has reduced in number from six to two trees in the public realm. Whilst the two trees continue to mark the entrance to the mews, which is considered vital to provide visual queues, there would be material shift in the character of the accesses to the mews houses.

The proposed changes would result in material changes to the proposed design and therefore cannot be considered under section 96A of the Town and Country Planning Act 1990.

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