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Vistry Partnerships Ltd c/o Drew Smith
Drew Smith House
Mill Court, The Saw Mills
Durley
Southampton
SO32 2EJ

Date: 19th October 2022

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:
Our Ref: P/152/22/NMA

Dear Mr Gregan,

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 grant of P/70/19/RES for alterations to Plot 64 involving front and rear elevation cladding (fibre cement) being reverted to brick and correcting error made to Plot 64 side elevations omitting the chimney.

Land To The West Of Pagham Road Pagham PO21 4NG

I refer to your recent application for a Non-Material Minor Amendment. I note that you propose to make changes to the materials on the front/rear elevations of plot 64 (from fibre cement cladding to red brick) and to correct the previous drawings for the same plot as the approved side elevations do not show the chimney that was shown on the front & rear elevations.

Non-material amendments are changes which are insignificant and do not change the intensity, form or description of the original planning permission. They cannot breach adopted planning policy, conflict with any conditions of the original permission (other than the condition which approves the plans), result in changes to the external details that would materially alter the appearance of the building or require new consultation/publicity. They cannot result in an increase in the height of the building of more than 0.3m, an increase in width/length of a development of more than 1.0m and they cannot move a building more than 1m in any direction.

The proposed plan change in respect of the chimney will not materially alter the appearance of the development approved by the planning permission. The proposed material change will materially alter the appearance of the building but as there are other brick-built dwellings in the layout, there will be no material change to the development as a whole. Neither change

conflicts with any conditions of the permission, do not breach any planning policy, and do not materially affect the amenities of any existing residential occupiers/of the adjacent plots within the development.

The changes can therefore be accepted as an NMA under section 96A of the Town and Country Planning Act 1990. The submitted drawing 1177-WD-423 Rev C "Hickstead Plot 64 Elevations" therefore replaces the previous drawing (1177-WD-112 Rev C "House Type G Plans and Elevations").

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning