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Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

25th January 2021

Our Ref: 16021
Your Ref: Y/63/19/RES

Dear Sir / Madam,

Application for Non-Material Amendment to Reserved Matters Approval Y/63/19/RES decided on 21st February 2020

Site Address: Bonhams Field, Main Road, Yapton, West Sussex BN18 0DX

Application Description: Approval of Reserved Matters following the grant of Outline Permission Y/1/17/OUT for 56 No. dwellings with associated open space & the creation of new access.

Proposals: Non-Material amendment to increase the number of M4 (2) 'Category 2: Accessible and Adaptable Dwellings' affecting Plots 42 to 47.

This letter accompanies an Application for a Non-Material Amendment submitted today by Luken Beck on behalf of our client Seaward Properties Ltd under Planning Portal reference PP-09406642.

Proposed Amendments

The proposed changes relate to the internal alterations of Plots 42 to 47 in order to increase the number of dwellings that are compliant with M4 (2) Building Regulations Standard for Accessible and Adaptable homes. These changes have resulted in new internal layouts to allow for more space, flexibility and adaptability as well as enabling better circulation and manoeuvrability within the properties. In order to facilitate the M4(2) standards the footprint of the building has been slightly increased by 75mm east-west and 250mm north-south, and additional disabled parking bays have been provided.

The full list of drawings which amendments are sought for are listed below;

Approved Drawing under planning permission Y/63/19/RES	Amended Drawing submitted as part of this application	Summary of Changes
18076-C101 Rev H "Coloured Site Layout"	18076-C101 Rev I "Coloured Site Layout"	Amended site layout plan to reflect the amended footprint of Plots 42-47.



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18076-P102 Rev V "Proposed Site Plan"	18076-P102 Rev W "Proposed Site Plan"	Amended site plan to reflect the amended footprint of Plots 42-47.
18076-P106 Rev K "Proposed Site Plan (M4(2) & Affordable Housing"	18076-P106 Rev L "Proposed Site Plan (M4(2) & Affordable Housing"	Amended drawing depicting the new additional M4(2) dwellings, with new footprint.
18076-P122 Rev A "Plots 42-47 Proposed Plans"	18076-P122 Rev B "Plots 42-47 Proposed Plans"	Altered internal layout and footprint of dwellings.
18076-P123 Rev B "Plots 42-47 Proposed Elevations"	18076-P123 Rev C "Plots 42-47 Proposed Elevations"	Amended fenestration and detailing.

Scope of Section 96A of the Town and Country Planning Act 1990 (as Amended) - Non-Material Amendments

A non-material amendment can be used in this case to amend approved plans and revise Condition 2 of the planning permission (which lists the approved drawings), under the provisions of Section 96A, provided the changes are not material in the context of the scheme. The legislation provides that in respect of Non-Material Amendments;

(1) A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2) In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(3) The power conferred by subsection (1) includes power–

(a) to impose new conditions;

(b) to remove or alter existing conditions.

(4) The power conferred by subsection (1) may be exercised only on an application made by or on behalf of a person with an interest in the land to which the planning permission relates.

(5) An application under subsection (4) must be made in the form and manner prescribed by development order.

(6) Subsection (7) applies in relation to an application under subsection (4) made by or on behalf of a person with an interest in some, but not all, of the land to which the planning permission relates.

(7) The application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

(8) A local planning authority must comply with such requirements as may be prescribed by development order as to consultation.

Reason for the Changes, and Why they are Non-Material

The changes have been made to increase the provision of M4 (2) Dwellings at the site to increase the provision of flexible and adaptable dwellings for future residents of the development, and to help meet local housing need in the area. The proposed changes primarily relate to alterations to the internal layout of properties as well as a slight increase in the footprint of Plots 42-47 and do not result in any change to size and number of dwellings nor the overall layout to the proposed development. Consequently, the cumulative effect of the changes can also be described as of a very small-scale nature which does not alter the development significantly from what is described in the approved Reserved Matters or Outline Consent. The changes will not have material planning effects by themselves and leave the nature and character of the development entirely intact.

Furthermore, owing to the proposals not resulting in the introduction of new elements such as additional openings, additional built form or a significant enlargement in footprint or height of the proposed dwellings it will not result in any material change to the amenity impact or overall design of the scheme.

We trust the information addresses the requirements to validate the application and constitutes non-material amendments. We respectfully request the Council approve the amendments at their earliest opportunity.

Please do not hesitate to contact me if you have any queries.

Yours faithfully,



Thomas Roberts BSc (Hons) MA UD

Planning Consultant

