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

Date: 7th December 2021

Our Ref: 16021
Your Ref: Y/98/21/DOC

By email only

Dear Sir / Madam,

Application for Non-Material Amendment to Approval to Discharge Condition 4 - Schedule of Materials & Finishes imposed under Y/63/19/RES decided on 18th August 2021

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

Application Description: Approval of details reserved by condition imposed under Y/63/19/RES relating to condition 4 - schedule of materials & finishes (ADC ref. Y/98/21/DOC)

Proposals: Non-Material amendment to replace roof tiles from Imrey Red Plain Clay Tiles to Lifestyle Woburn Old Red Clay Tiles

This letter accompanies an Application for a Non-Material Amendment submitted by Luken Beck on behalf of our client Seaward Properties Ltd under Planning Portal reference PP-10460668. The application fee of

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 the approved External Materials Schedule, forming part of approval Y/98/21/DOC (which lists the plots subject to the roof tile change), 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.



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- (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 comprise a replacement of the Imrey Red Plain Clay Tile, as approved under Y/63/19/RES, to Lifestyle Woburn Old Red Clay Tile, due to a shortage of supply with the Imery tile. Both roof tiles are of the same red clay material and virtually identical in terms of colour and texture, as shown in the enclosed images.

The proposed changes relate only the plots identified in the enclosed External Materials Schedule V2 and do not result in any other change to the approved materials on these or other plots. Consequently, the visual effect of the material changes will be near indistinguishable and will leave the nature and character of the development entirely intact.

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

Yours sincerely



Ian Johnson

Managing Director
Luken Beck mdp Ltd

Luken Beck mdp Ltd.