



NON-MATERIAL AMENDMENT STATEMENT

JANUARY 2020

SITE:	LAND ADJ LAKE BARN, MAYPOLE LANE, YAPTON, WEST SUSSEX, BN18 0DR
PROJECT:	ERECTION OF DETACHED SINGLE STOREY DWELLING HOUSE WITH VEHICULAR ACCESS FROM MAYPOLE LANE
CLIENT:	MR & MRS PAYNE
LPA REF:	Y/32/19/RES

1.0 BACKGROUND

- 1.1.1 On 16 July 2018, outline planning permission was granted by appeal (ref: 3196233) for the erection of a detached dwelling house on land adjacent to Lake Barn.
- 1.1.2 On 08 April 2019, a reserved matters application (ref: Y/32/19/RES) was lodged with the Local Planning Authority in accordance with conditions 1 and 2 of the appeal decision. This submission contained full details of the appearance, landscaping, layout and scale of the development. The reserved matters application was granted on 20 September 2019.
- 1.1.3 On 16 January 2020, an application was made for the discharge of conditions 4 and 5. The later application is currently pending determination by the Local Planning Authority.

2.0 CONDITION 01 (Y/32/19/RES)

- 2.1.1 The reserved matters application (Y/32/19/RES) was granted subject to condition 01 which required the development to be carried out in accordance with the approved plans.
- 2.1.2 These plans were listed as follows:

A18028 A(S3)02 Rev A
A18028 A(S3)01
A18028 A(S3)03 -07

3.0 PURPOSE OF APPLICATION

3.1.1 In the course of the final preparations for the implementation of the approved development, the applicant and architect have proposed small changes to the scheme that would better suit the functionality and use of the residential property in the future. These changes are very small and are considered to be non-material as they primarily relate to simple fenestration alterations. The amendments comprise of the following alterations:

- (i) Insertion of bio-bubble and associated cabinet;
- (ii) Change of to the number of windows and their aperture size on the front elevation;
- (iii) Removal of a set of double doors on the rear elevation of the entrance hall;
- (iv) Removal of formerly proposed flue (south facing roof slope);
- (v) Changes to the doorway to the bike store.

3.1.2 These changes are shown on the amended plans detailed in section 4.0 of this statement.

3.1.3 Section 96A(1) of the Town and Country Planning Act 1990 (as amended) allows for a Local Planning Authority to make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. Sub-section (3) of the same allows Local Planning Authorities to impose new conditions and/or alter existing conditions.

3.1.4 In order to gain the formal agreement to the proposed changes to the approved scheme, we hereby submit this application under section 96A of the Act. We have done so on the basis that we consider that the proposed alterations for which this application relates are all non-material, and do not affect the planning permission already granted permission.

3.1.5 We note the government advice in the Planning Practice Guidance note as follows:

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 be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990. Paragraph: 002 Reference ID: 17a-002-20140306

4.0 PROPOSED PLANS

4.1.1 Under this application for a non-material amendment to the planning permission granted under the reserved matters application Y/32/19/RES, we hereby make a formal request for the approved plans condition (no.1) to be amended to include the following plans:

Proposed Block Plan:	710/00 dated 14/01/2020
Proposed Ground Floor Plan:	110/00 dated 20/12/2019
Proposed Roof Plan:	110/02 dated 20/12/2019
Proposed East Elevation:	310/03 dated 20/12/2019
Proposed West Elevation:	310/04 dated 20/12/2019
Proposed North Elevation:	310/01 dated 20/12/2019
Proposed South Elevation:	310/02 dated 20/12/2019
Proposed Section A—A:	210/01 dated 20/12/2019
Proposed Section B—B:	210/02 dated 20/12/2019
Proposed Section C—C:	210/03 dated 20/12/2019
Proposed Section D—D:	210/04 dated 20/12/2019

Proposed Bike Store:
Proposed Drainage Plan:
Bio-Bubble Spec Drawing:

310/05 dated 20/12/2019
110/09 dated 07/01/2020
BB-S3001

Report Prepared by:

James Hutchison BA MA MRTPI

Planning Director

Corbil Estates & Planning Ltd