

John McElholm
Mr Richard Woodcock
Harris Irwin Associates Ltd.
10 Aske Stables
Richmond
DL10 5HG

TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

REFERENCE: DM/25/2558

DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/23/1262 - INCREASE IN GLAZING HEIGHT OF FIRST FLOOR WINDOWS ABOVE MAIN ENTRANCE. AMENDMENTS TO FENESTRATION IN GROUND FLOOR LOUNGE AND FIRST FLOOR LOUNGE ABOVE (ON SOUTH-WEST ELEVATION) AND AMENDMENT TO FIRST FLOOR ACTIVITY ROOM TO INCLUDE WIDER DOOR ON SOUTH-WEST ELEVATION

LOCATION: 23-25 BOLNORE ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4AB

DECISION DATE: 8 JAN 2026

CASE OFFICER: ANDREW WATT - ANDY.WATT@MIDSUSSEX.GOV.UK

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **APPROVE** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 9 October 2025 for the following reason(s):

1. This application seeks consent as a non-material amendment for the following works:

- Increase in glazing height to 2.1m to ensure resident safety
- Amendments to fenestration in ground floor lounge, first floor lounge above (south west elevation) and amendment to first floor activity room to include wider door

The justification for the changes is as follows:

- The increase in glazing height is associated with the safety of resident who may have dementia who could climb a lower 1.8m screen.
- Changes to the fenestration will provide a better connection to residents with the garden space to the south west of the site while the first floor change to the lounge

will has been made to increase light to the lounge whilst also ensure continuity of the elevations.

- Change to the fenestration to the activity room will ensure better access to the terrace is achieved for residents.

The increased glazing height of 2 windows to 2.1m behind the front parapet (NW elevation) will not be visible.

The amended fenestration to the first floor window and ground floor patio doors on the SW elevation will not be noticeable from the public realm, given that this elevation is to the rear/side communal garden. The same is true for the first floor terrace door to the SE elevation from the activity room.

On this basis it is considered that the alterations can be treated as non-material revisions to the original application DM/23/1262.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Please note that the existing planning permission still stands, and that the conditions imposed upon it continue to apply, except that the plans listed below can be substituted for the originally approved plans.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Proposed Floor Plans	3226 HIA 00 01 DR A 0211	Ground C11	09.10.2025
Proposed Floor Plans	3226 HIA 00 01 DR A 0221	First C13	09.10.2025
Proposed Elevations	3226 HIA 00 XX DR A 0304	A-C11	15.12.2025
Proposed Elevations	3226 HIA 00 XX DR A 0305	A-C9	15.12.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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