

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

REFERENCE: DM/25/0977

DESCRIPTION: NON-MATERIAL AMENDMENT TO PLANNING APPLICATION
DM/23/0056 - TO REMOVE THE FOLLOWING WRITTEN
COMMENTARY FROM THE PLANNING APPROVAL - "(FRA
RECEIVED 17.04.2023) (AMENDED PLANS 28.04.2023,
09.05.2023 AND 07.06.2023)".

LOCATION: THE OLD RECTORY, CHURCH LANE, TWINEHAM, HAYWARDS
HEATH

DECISION DATE: 15 APR 2025

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@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 8 April 2025 for the following reason(s):

1. This application seeks to amend the description of the development that was approved under reference DM/23/0056. The original description was as follows:
Demolition of the existing garage and construction of a new garage with proposed gym and office in the roof space, with associated hard and soft landscaping.
Alterations and enhancements to the driveway to provide access to the new garage (FRA received 17.04.2023) (amended plans 28.04.2023, 09.05.2023 and 07.06.2023)

This application seeks to change this description to read as follows:

Demolition of the existing garage and construction of a new garage with proposed gym and office in the roof space, with associated hard and soft landscaping.
Alterations and enhancements to the driveway to provide access to the new garage.

The power to make a non-material amendment is contained in section 96A of the Town and Country Planning Act 1990. There is no statutory definition of non-material as this will be dependent on the context of the overall scheme. In this case it is considered that the proposed amendment to the description of the original planning application is non-material. The proposed change will make no difference to the permitted scheme itself as the approved drawings are not changing as a result of this application. The amended description properly describes the application.

In light of the above, this non-material amendment application to DM/23/0056 can be approved.

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
Location and Block Plan	PL.002	A	
Proposed Site Plan	PL.002	D	
Proposed Elevations	PL.004	A	



Ann Biggs
Assistant Director Planning and Sustainable Economy

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