

Mr Jaiden Dan
Mr Jaiden Dan
Agilitee Limited
Grffon House
South Road
Plumpton Green
BN8 4EA

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

REFERENCE: DM/26/2220

DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/25/0209 -
RECONFIGURATION OF THE GROUND FLOOR INTERNAL
LAYOUT OF EACH DWELLING TO PROVIDE AN ADDITIONAL
BEDROOM WITH EN-SUITE.

LOCATION: HOLLY TREE HOUSE, CUCKFIELD ROAD, BURGESS HILL,
WEST SUSSEX

DECISION DATE: 30 SEP 2026

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 10 September 2026 for the following reason(s):

1. The proposal seeks to reconfigure the ground floor internal layout of each dwelling to provide an additional bedroom with en-suite. The only external alteration proposed is the removal of a side facing door for each dwelling which is not considered to be a material change.

The additional bedroom for each dwelling would increase the parking demand from 2.2 off-street parking spaces to 2.7 off-street parking spaces. There are a total of 8 allocated off-street parking spaces and a large area of hardstanding to the front of the dwellings approved as part of DM/25/0209. The site is also located within a sustainable location within the built up area of Burgess Hill. As such it is considered that the proposed amendment would not materially impact the previous assessment of the resulting parking arrangement.

The proposed amendments are not considered to materially impact on the appearance of the buildings or the resulting parking arrangement. With this in mind,

the proposal can be considered a non-material amendment to planning permission DM/25/0209.

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	R153_12		10.09.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

PENONMZ

