

Mr Downs
Mr Matthew Alderson
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Hazell Drive
Newport
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**TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015**

REFERENCE: DM/25/0567

**DESCRIPTION: NON MATERIAL AMENDMENT TO PLANNING APPLICATION
DM/23/2360 - TO UPDATE THE APPROVED SITE PLAN.**

**LOCATION: FRANCIS COURT, BORERS ARMS ROAD, COPTHORNE,
CRAWLEY**

DECISION DATE: 18 MAR 2025

**CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@MIDSUSSEX.GOV.UK**

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **REFUSE to approve** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 5 March 2025 for the following reason(s):

1. This application seeks consent as non-material amendments to application DM/23/2360 which gave permission for the demolition of existing care home and construction of a 78-bedroom care home (use class c2), with associated access, plant, parking, landscaping and site infrastructure.

The application is for changes to the approved site plan. The applicant has stated that the levels did not work and that there would be issues with the neighbouring boundary wall. The plans show that the car park layout has been significantly altered and also extended into a green landscape area to the east of the approved car park which was cited in the application submission as an open space for residents to enjoy whilst being assisted by carers and/or family members.

It is considered that the amendments proposed would be visually noticeable from the approved plans and hence would be a material amendment to the approved scheme and permission will therefore be required for these amendments.

For the above reason it is considered that this proposal cannot be treated as non-material amendments to the original planning application.

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. If you wish to substitute these latest plans in place of the original consent, then a new planning application will be required.

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 Site Plan	AL01	A	05.03.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

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