

Mr Wayne Boorer
Mr Mark Folkes
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

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

REFERENCE: DM/25/3190

DESCRIPTION: NON MATERIAL AMENDMENT TO DM/25/2678 : REPLACEMENT OF WINDOWS AND DOORS, REMOVAL OF GARAGE DOOR AND REPLACED WITH WINDOW, NEW MONO PITCH AND FLAT ROOF OVER EXISTING ENTRANCE AND GARAGE, RE-ROOFING EXISTING CONSERVATORY AND INTERNAL ALTERATIONS.

LOCATION: 35 HICKMANS LANE, LINDFIELD, HAYWARDS HEATH, WEST SUSSEX

DECISION DATE: 5 JAN 2026

CASE OFFICER: CATHERINE CARDIN -
CATHERINE.CARDIN@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 15 December 2025 for the following reason(s):

1. This application seeks consent as a non-material amendment to DM/25/2678 to install a flat roof with double glazed roof lantern to the existing conservatory and to alter the position of the door and window on the rear ground floor elevation.

The proposed flat roof would result in changes to external details that would materially alter the appearance of the building. These external details would be visible from neighbouring gardens.

Therefore, it is considered that this alteration cannot be treated as a non-material revision to the original application, and accordingly the applicant will need to apply for planning permission in order to make this change.

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 Floor Plans	3.03	P1	15.12.2025
Proposed Elevations	3.04	P1	15.12.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

RENONMZ