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

REFERENCE: DM/26/2062

**DESCRIPTION: NON MATERIAL AMENDMENT TO PLANNING APPLICATION
DM/22/0805 TO ALLOW FOR DESIGN CHANGES TO ADDRESS
TECHNICAL AND CONSTRUCTION REQUIREMENTS AND TO
IMPROVE APPEARANCE.**

**LOCATION: SITE OF FORMER RED CROSS HALL, 29 PADDOCKHALL ROAD,
HAYWARDS HEATH, WEST SUSSEX**

DECISION DATE: 4 SEP 2026

CASE OFFICER: JOSEPH SWIFT - JOSEPH.SWIFT@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 20 August 2026 for the following reason(s):

1. This application seeks consent as a non-material amendment to application DM/22/0805 which is a section 72 application to DM/18/4841 which granted permission for 8 dwellings. The application is seeking to make the following amendments:
 - Substitute the render band surrounds to windows with brick soldier course heads.
 - Substitute the low-level garden walls and railings to Plots 1-5 with 1.0m high black railings and associated planting.
 - Substitute the 1.5m high brick boundary wall to the side of Plot 1 with a 1.8m high close-boarded timber fence with 200mm trellis above, retaining the defensible planting.
 - Substitute the permeable resin-bound driveway finish to Plots 1-5 with permeable block paving.
 - Substitute the approved aluminium windows with slim-profile uPVC windows, retaining the same approved colour and overall appearance.

- Amend the bin store roof to form a separate, independent pitched roof, rather than being linked to the main building.
- Amendment to footpath onto Boltro Road

The cumulative impact of these changes are considered to result in a material changes to the permission, while the landscaping and material details were reserved by condition and requires proper technical consideration. Accordingly, it is clear that the amendments sought cannot be treated as non-material.

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 Elevations	21. 29PH.P05	A	20.08.2026
Proposed Elevations	21. 29PH.P06	A	20.08.2026
Street Scene	21. 29PH.P07	A	20.08.2026
Street Scene	21. 29PH.P22	A	20.08.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

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