



Mid Sussex District Council – Planning Dept.
Oaklands
Oaklands Road
Haywards Heath
RH16 1SS

17 June 2026

Dear Sir / Madam,

**Non-Material Amendment (NMA) Application under Section 96A to S73 Planning
Permission DM/24/1253 (Original Permission DM/20/4692)**

Land south of St Stephens Church, Hamsland, Horstead Keynes

Please find enclosed drawings illustrating proposed amendments to the approved development at the above site. These amendments are all very minor in nature and therefore, are considered Non-Material Amendments to the planning permission.

As you are aware Macar Homes purchased the site from BYond and recently commenced the development. Macar Homes is proud to build homes of the best quality. The minor alterations proposed will help us to ensure we will deliver homes of the quality our reputation is built upon.

The following schedule summarises the amendments proposed to each plot:

Plots 1-4

- Rear elevation patio sidelights changed to singles and extend to floor with top opener.
- Car port roof removed between Plots 1-2, 2-3 and 3-4 (parking provision unchanged).
- Porch canopies reduced on Plots 1 and 4.
- Window removed from north-west side elevation to Plot 1.
- First floor material changed on Plots 2 & 3 from weather-boarding to tile-hanging (front elevation) and brick (rear elevation).

Plots 5-7

- Rear elevation patio sidelights changed to singles and extend to floor with top opener.

Plots 14 & 15

- Porch canopy reduced.
- Car ports removed (parking provision unchanged).



- Rear elevation material changed to brick (tile hanging only to front elevation and wrapped to side).
- Rear elevation patio sidelights changed to singles and extended to floor with top opener.

Plot 16

- Double bay window removed.
- Porch canopy extended over door and window.
- Removal of car port.
- Rear elevation ground floor fenestration changed to four-pane bifold doors.

Plot 17

- First floor front elevation material changed to tile-hanging (from weather boarding).
- Ground floor ceilings heights marginally adjusted

Plot 18

- Chimney height reduced and internal ceiling heights rationalised.
- Double-pane first floor window on front elevation changed to single-pane.
- Remove one side-light window around the front door
- South-east side elevation, windows and doors shifted (ground and first floor) to better suit internal room arrangements.
- North-west side elevation windows omitted to better suit furniture placement internally.

Plot 19

- Chimney height reduced.
- Omit car barn (parking provision unchanged).
- Rear and side elevation material changed to brick (tile hanging remains to front elevation)
- Alterations to first floor windows on front elevation and additional ground floor window.
- Alteration to porch canopy.

Plot 20

- Car port omitted
- Chimney height reduced
- South-west side elevation – bifold doors added to ground floor
- North-east side elevation – alterations to window locations and sizes across ground and first floor to reflect internal re-arrangement
- Rear elevation – patio doors replaced with windows to reflect altered internal arrangement, first floor window altered to single pane.
- Front elevation – ground floor window enlarged for better symmetry.

Plots 21 & 22

- Roof height reduced and ceiling heights rationalised
- Car ports omitted



- Rear elevation material changed to brick (tile hanging retained to front elevation)

Plots 23, 28 & 29

- Car barn omitted

Plot 24

- Car barn omitted
- Rear elevation material changed to brick (tile hanging retained to front elevation)
- Double bay window on front elevation omitted and porch canopy extended over
- Rear elevation first floor landing window reduced in width and ground floor window replaced with 3-pane patio doors.

Plot 25

- Car barn omitted
- Front elevation window in gable enlarged
- Fenestration alterations to both side elevations to reflect altered internal arrangement and furniture placement.

Plots 26-27

- Car barns omitted
- Side light window at front door omitted and moved to side elevation
- Alteration to porch roof and bay window
- Rear elevation ground floor window changed to four-pane bifold

Plot 30

- Small size alterations to windows on front elevation
- Change weather boarding on garage from black to white
- Reduce chimney height
- Rear elevation ground floor

In support of this application the following drawings are enclosed:

- HKA-AMA-1-4-DR-A-PL-001A Plot 1-4 Elevations
- HKA-AMA-1-4-DR-A-PL-002 Plot 1-4 Elevations
- HKA-AMA-5-7-DR-A-PL-001 Plot 5-7 Elevations
- HKA-AMA-14-15-DR-A-PL-001A Plot 14-15 Elevations
- HKA-AMA-16-DR-A-PL-001 Plot 16 Elevations
- HKA-AMA-17-DR-A-PL-001A Plot 17 Elevations
- HKA-AMA-18-DR-A-PL-001A Plot 18 Elevations
- HKA-AMA-19-DR-A-PL-001A Plot 19 Elevations



- HKA-AMA-20-DR-A-PL-001A Plot 20 Elevations
- HKA-AMA-21-22-DR-A-PL-001A Plot 21-22 Elevations
- HKA-AMA-23+28-29-DR-A-PL-001A Plot 23+28-29 Elevations
- HKA-AMA-23+28-29-DR-A-PL-002 Plot 23+28-29 Elevations
- HKA-AMA-24-DR-A-PL-001A Plot 24 Elevations
- HKA-AMA-25-DR-A-PL-001A Plot 25 Elevations
- HKA-AMA-26-27-DR-A-PL-001A Plot 26-27 Elevations
- HKA-AMA-26-27-DR-A-PL-002A Plot 26-27 Elevations
- HKA-AMA-30-DR-A-PL-001A Plot 30 Elevations

We look forward to receiving confirmation of validation of this application but please let me know if you need any further information in the meantime.

Yours sincerely,

Natalie Gentry
Development Director