



Katherine Williams - Planning Department
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
RH16 1SS

17 September 2026

Dear Katherine,

**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

Following refusal of the earlier NMA under ref DM/26/1970 and our subsequent discussion, please find enclosed drawings illustrating proposed non-material amendments to the approved development at the above site.

As discussed following the refusal, the previous NMA included an amendment to alter the extent and composition of the first floor facing materials that would only feature on the front elevation. This element of the application has been deleted, so the extent and composition of external facing material will be as per the approved drawings.

The other amendments are all very minor in nature and as discussed, are considered Non-Material Amendments to the planning permission.

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.

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 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

- 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).
- 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



Plots 23, 28 & 29

- Car barn omitted

Plot 24

- Car barn omitted
- 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:

- HK-AMA-X-DR-A-91-101-C01 Site Plan (showing removal of car ports)
- HK-AMA-1-4-DR-A-04-001-T04 Plots 1-4 Ground Floor Plans
- HK-AMA-1-4-DR-A-04-002-T03 Plots 1-4 First Floor Plans
- HK-AMA-1-4-DR-A-PL-001B Plot 1-4 Front + Rear Elevations
- HK-AMA-1-4-DR-A-PL-002A Plots 1-4 Side Elevations
- HK-AMA-5-7-DR-A-04-001-T02 Plots 5-7 Ground Floor Plans
- HK-AMA-5-7-DR-A-04-002-T02 Plots 5-7 First Floor Plans
- HK-AMA-5-7-DR-A-PL-001 Plot 5-7 Elevations



- HK-AMA-14-15-DR-A-04-001-T04 Plots 14-15 Ground Floor Plans
- HK-AMA-14-15-DR-A-04-002-T03 Plots 14-15 First Floor Plans
- HK-AMA-14-15-DR-A-PL-001B Plot 14-15 Elevations
- HK-AMA-16-DR-A-04-001-T06 Plot 16 Floor Plans
- HK-AMA-16-DR-A-PL-001 Plot 16 Elevations
- HK-AMA-17-DR-A-04-001-T04 Plot 17 Ground Floor Plan
- HK-AMA-16-DR-A-04-002-T03 Plot 17 First Floor Plan
- HK-AMA-17-DR-A-PL-001B Plot 17 Elevations
- HK-AMA-18-DR-A-04-001-T04 Plot 18 Ground Floor Plan
- HK-AMA-18-DR-A-04-002-T03 Plot 18 First Floor Plan
- HK-AMA-18-DR-A-PL-001A Plot 18 Elevations
- HK-AMA-19-DR-A-04-001-T05 Plot 19 Floor Plans
- HK-AMA-19-DR-A-PL-001B Plot 19 Elevations
- HK-AMA-20-DR-A-04-001-T05 Plot 20 Floor Plans
- HK-AMA-20-DR-A-PL-001A Plot 20 Elevations
- HK-AMA-21-22-DR-A-04-001-T06 Plots 21-22 Floor Plans
- HK-AMA-21-22-DR-A-PL-001B Plot 21-22 Elevations
- HK-AMA-23+28-29-DR-A-04-001-T04 Plots 23+28-29 Ground Floor Plans
- HK-AMA-23+28-29-DR-A-04-002-T03 Plots 23+28-29 First Floor Plans
- HK-AMA-23+28-29-DR-A-PL-001B Plots 23+28-29 Front + Rear Elevations
- HK-AMA-23+28-29-DR-A-PL-002A Plots 23+28-29 Side Elevations
- HK-AMA-24-DR-A-04-001-T07 Plots 24 Floor Plans
- HK-AMA-24-DR-A-PL-001B Plot 24 Elevations
- HK-AMA-25-DR-A-04-001-T06 Plot 25 Floor Plans
- HK-AMA-25-DR-A-PL-001B Plot 25 Elevations
- HK-AMA-26-27-DR-A-04-001-T03 Plot 26-27 Ground Floor Plans
- HK-AMA-26-27-DR-A-04-002-T04 Plot 26-27 First Floor Plans
- HK-AMA-26-27-DR-A-PL-001A Plot 26-27 Elevations
- HK-AMA-26-27-DR-A-PL-002A Plot 26-27 Elevations



- HK-AMA-30-DR-A-04-001-T04 Plot 30 Ground Floor Plan
- HK-AMA-30-DR-A-04-002-T03 Plot 30 First Floor Plan
- HKA-AMA-30-DR-A-PL-001A Plot 30 Elevations

The following approved plans from Condition 33 (DM/24/1253) will be superseded:

- 1044-FA-02 Rev B Site Plan
- 1044-FA-03 Rev B Site Plan (with RPAs)
- 1044-FA-100 Street Scenes
- 1044-FA-10B Rev B Floor Plan Plots 1-4
- 1044-FA-11A Rev B Elevations Plots 1-4
- 1044-FA-11B Rev B Elevations Plots 1-4
- 1044-FA-12 Rev A Floor Plan Plots 5-7
- 1044-FA-13 Rev A Elevations Plots 5-7
- 1044-FA-16 Rev A Floor Plan Plots 14-15
- 1044-FA-17 Rev A Elevations Plots 14-15
- 1044-FA-18 Rev A Floor Plan Plot 16
- 1044-FA-19 Rev A Elevations Plots 16
- 1044-FA-20 Floor Plan Plot 17
- 1044-FA-21 Elevations Plot 17
- 1044-FA-22 Rev A Floor Plans Plot 18
- 1044-FA-23 Rev A Elevations Plot 18
- 1044-FA-24 Floor Plan Plot 19
- 1044-FA-25 Elevations Plot 19
- 1044-FA-26 Rev A Floor Plans Plot 20
- 1044-FA-27 Rev A Elevations Plot 20
- 1044-FA-28A Rev A Floor Plans Plots 21-23
- 1044-FA-28B Rev A Floor Plans Plots 21-23
- 1044-FA-29A Rev A Elevations Plots 21-23
- 1044-FA-29B Rev A Elevations Plots 21-23
- 1044-FA-30 Rev A Floor Plans Plot 24
- 1044-FA-31 Rev A Elevations Plot 24
- 1044-FA-32 Rev A Floor Plan Plot 25
- 1044-FA-33 Rev B Elevations Plots 25
- 1044-FA-34A Floor Plans Plots 26-27
- 1044-FA-34B Floor Plans Plots 26-27
- 1044-FA-35 Rev A Elevations Plots 26-27



- 1044-FA-36 Rev A Floor Plans Plots 28-29
- 1044-FA-37 Rev A Elevations Plots 28-29
- 1044-FA-38 Rev A Floor Plans Plot 30
- 1044-FA-39 Rev A Elevations Plot 30
- 1044-FA-40 Rev A Carport Plot 4

I 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