

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0944	Case Officer:	Anna Tidey
Application Type:	Non Material Amendment		
Proposal:	Non Material Amendment to application DM/25/2840 - First floor changes have now been omitted. Only ground floor side and rear extensions being done.		
Site:	Chilcotts, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5BZ, ,		
Validation Date	14 Apr 2026	Overall Expiry Date:	27 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Refusal	Recommendation Date:	20 May 2026
Target Date:	12 May 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	20 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0944

**Chilcotts, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5BZ,
Non Material Amendment to application DM/25/2840 - First floor changes have now been omitted.
Only ground floor side and rear extensions being done.
Mr And Mrs Matt Longbottom**

This application seeks to amend the development approved under planning reference DM/25/2840, which was granted on 17/02/2026 for the following development:

'Two storey side and rear extension. Alterations to porch, fenestration and entrance.'

This application seeks permission to amend the development to a ground floor side and rear extension, omitting the approved first floor that was shown on the approved plans, and adding a new crown roof form on the proposed wrap around single storey additions. The proposed plans submitted with the non material amendment application also show alterations to the entrance porch, new and altered fenestration throughout the existing house, the addition of a new chimney and a new external white render finish to the elevations of the property, as proposed under DM//25/2840.

National guidance in the PPG on 'Flexible Options for Planning Permissions' states that there is no statutory definition of 'non-material', because the definition would be dependent on the context of the overall development as approved. The PPG states that a local planning authority (LPA) must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990, and that LPA's must have regard to the effect of the change, together with any previous changes made under Section 96A, on the planning permission as originally granted.

It is considered that the amendments proposed cumulatively would be noticeably different in visual terms from the approved development, and hence represent a material amendment to the approved scheme. Consequently, it is considered that planning permission is therefore required for these amendments.

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

Decision: Refusal

Case Officer: Anna Tidey