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

REFERENCE: DM/26/0944

**DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/25/2840 -
FIRST FLOOR CHANGES HAVE NOW BEEN OMITTED. ONLY
GROUND FLOOR SIDE AND REAR EXTENSIONS BEING DONE.**

**LOCATION: CHILCOTTS, WHITEMANS GREEN, CUCKFIELD, HAYWARDS
HEATH**

DECISION DATE: 21 MAY 2026

CASE OFFICER: ANNA TIDEY - ANNA.TIDEY@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 14 April 2026 for the following reason(s):

1. This application seeks consent for a non material amendment application to application DM//25/2840 which gave permission for a 'Two storey side and rear extension. Alterations to porch, fenestration and entrance.'

This application is for changes to the approved floor plans and elevations to omit the approved first floor and to add a new crown roof form on the proposed wrap around single storey additions.

The Planning Practice Guidance (PPG) states that 'There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another. The local planning authority 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.' Paragraph: 002 Reference ID: 17a-002-20140306.

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.

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	4097-04	REV C	06.05.2026
Location and Block Plan	4097-05	REV C	14.04.2026
Proposed Floor Plans	4097-03	REV C	06.05.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

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