

Mr And Mrs R Ohlson
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TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

REFERENCE: DM/25/0428

DESCRIPTION: NON MATERIAL AMENDMENT TO PLANNING APPLICATION
DM/23/2282 - REMOVAL OF THE FOLLOWING WORDS FROM
THE APPROVAL: "AMENDED PLANS RECEIVED 5TH JULY
PROVIDING REVISED LANDSCAPING AND DETAILS ON THE
PROPOSED POOL AND GREENHOUSE".

LOCATION: TOWNHOUSE FARM COTTAGES, CHURCH LANE, ARDINGLY,
WEST SUSSEX

DECISION DATE: 25 FEB 2025

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **APPROVE** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 18 February 2025 for the following reason(s):

1. This application seeks to amend the description of the development that was approved under reference DM/23/2282. The original description was as follows:

'Demolition of two existing semi detached cottages and construction of 1 No. detached four-bedroom three storey dwelling house (plus a basement) together with a detached two storey garage (garage below ground level) with home office over, associated landscaping and infrastructure. AMENDED PLANS received 5th July providing revised landscaping and details on the proposed pool and greenhouse.'

This application seeks to change the description to read as follows:

'Demolition of two existing semi detached cottages and construction of 1 No. detached four-bedroom three storey dwelling house (plus a basement) together with

a detached two storey garage (garage below ground level) with home office over, associated landscaping and infrastructure.'

The power to make a non-material amendment is contained in section 96A of the Town and Country Planning Act 1990. There is no statutory definition of non-material as this will be dependent on the context of the overall scheme. In this case it is considered that the proposed amendment to the description of the original planning application is non-material. The proposed change will make no difference to the permitted scheme itself as the approved drawings are not changing as a result of this application. The amended description properly describes the application.

In light of the above, this non-material amendment application can be approved.

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, except that the plans listed below can be substituted for the originally approved plans.



Ann Biggs
Assistant Director Planning and Sustainable Economy

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