

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1075	Case Officer:	Anna Tidey
Application Type:	Non Material Amendment		
Proposal:	Non-material amendment to planning application DM/24/0792 - for the removal of the following wording: Supporting Tree Report received 26.09.2024 and Amended Plans including design amendments received 01.10.2024.		
Site:	Littleway, West Furlong Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9RH, ,		
Validation Date	23 Apr 2025	Overall Expiry Date:	
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	21 May 2025
Target Date:	21 May 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	22 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1075

**Littleway, West Furlong Lane, Hurstpierpoint, Hassocks, West Sussex, BN6 9RH,
Non-material amendment to planning application DM/24/0792 - for the removal of the following
wording: Supporting Tree Report received 26.09.2024 and Amended Plans including design
amendments received 01.10.2024.**

Meredith And Abbott

This application seeks to amend the wording of the description of development to remove unnecessary references to the submission of amended plans.

Full planning permission (ref. DM/24/0792) was granted on 27/11/2024 for the following development:

' Front extension with new pitched roof, new rooflights, replacement grey roof tiles, addition of solar panels, fenestration alterations, addition of zinc cladding to existing rear dormers, re-landscaping frontage, new parking to front drive, new Air Source Heat Pump, and addition of timber cladding. Supporting Tree Report received 26.09.2024 and Amended Plans including design amendments received 01.10.2024.'

This application seeks to amend the wording of the above description of development to remove the last sentence: *' Supporting Tree Report received 26.09.2024 and Amended Plans including design amendments received 01.10.2024.'*

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.

The additional wording that is to be removed was provided to assist with communication to members of the public when additional supporting information and documents were received. The proposed change will not result in a material change to the original planning permission. As such, this can be approved as a non material amendment to planning permission DM/24/0792. The revised description for the development would therefore be as follows:

'Front extension with new pitched roof, new rooflights, replacement grey roof tiles, addition of solar panels, fenestration alterations, addition of zinc cladding to existing rear dormers, re-landscaping frontage, new parking to front drive, new Air Source Heat Pump, and addition of timber cladding'.

Decision: Permission

Case Officer: Anna Tidey