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

REFERENCE: DM/25/0714

DESCRIPTION: NON MATERIAL AMENDMENT TO PLANNING APPLICATION
DM/24/1894 - SLIGHT REDUCTION IN SIZE OF EXTENSION

LOCATION: 6 IDEN HURST, HURSTPIERPOINT, HASSOCKS, WEST SUSSEX

DECISION DATE: 8 APR 2025

CASE OFFICER: ANDREW WATT - ANDY.WATT@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 17 March 2025 for the following reason(s):

1. This application seeks consent as a non-material amendment to reduce the size of a rear extension. The approved plans showed that it would project approximately 4m from the rear wall to a width of 6.4m and maximum height of 4.1m. The revised plans show the same dimensions but with the south-west corner cut off, to allow a 3m clearance for a mains sewer pipe, required by Southern Water. However, the roof form will remain as permitted, in effect providing an enlarged eaves over this cut-off. Whilst the fenestration on the western side will be unchanged, the windows will be narrowed on the southern (rear) elevation by approximately 0.5m.

The proposed alterations will not be visible from the public realm. The majority of neighbouring properties are bungalows (except immediately south), so the rear garden is relatively secluded. Given that the roof form will not be changed, this will reduce the visibility to the reduced ground floor elevation and southern windows from wider views, meaning that they will not be particularly noticeable except within the rear garden of the property. On this basis, the alterations can be treated as a non-material revision to the original application DM/24/1894.

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.

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
General	PL1	C	17.03.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

PENONMZ

