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

REFERENCE: DM/25/0634

**DESCRIPTION: NON-MATERIAL AMENDMENT TO PLANNING APPLICATION
DM/24/0122 TO FINISH THE EXISTING AND PROPOSED REAR
AND SIDE ROOF SLOPES WITH FIBRE CEMENT SLATES
INSTEAD OF TILES TO MATCH THE EXISTING HOUSE**

**LOCATION: 174 CUCKFIELD ROAD, HURSTPIERPOINT, HASSOCKS, WEST
SUSSEX**

DECISION DATE: 21 MAR 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 **REFUSE to approve** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 11 March 2025 for the following reason(s):

1. This application seeks consent as a non-material amendment to finish the existing and proposed rear and side roof slopes of a single- and 2-storey rear extension with fibre cement slates instead of tiles to match the existing house (as specified by condition).

The extension is quite sizeable in scale, being larger in footprint than the original house, and designed with two gabled ends, one longer than the other, converging to a central valley. The extension would be visible in the gap along Chalkers Lane between the main dwelling and no. 176. As such, the change in roofing material will be noticeable in this context, particularly as it would not match that of the original part of the house, where the original concrete roof tiles will be retained.

Therefore it is considered that this alteration cannot be treated as a non-material revision to the original application, and accordingly the applicant will need to apply for planning permission or vary the condition in order to make this change.

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 Floor and Elevations Plan	153.PL.01e		11.03.2025



Ann Biggs
Assistant Director Planning and Sustainable Economy

RENONMZ