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

**REFERENCE: DM/25/2145**

**DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/23/1262 -  
INTRODUCTION OF 600MM PARAPET TO RESIDENT TERRACE  
TO PROVIDE PRIVACY SCREENING FROM GROUND FLOOR AS  
WELL AS AN INCREASE IN GLAZING HEIGHT TO 2.1M TO  
ENSURE RESIDENT SAFETY. AMENDMENTS TO  
FENESTRATION IN GROUND FLOOR LOUNGE, FIRST FLOOR  
LOUNGE ABOVE (SOUTH WEST ELEVATION) AND  
AMENDMENT TO FIRST FLOOR ACTIVITY ROOM TO INCLUDE  
WIDER DOOR.**

**LOCATION: 23-25 BOLNORE ROAD, HAYWARDS HEATH, WEST SUSSEX,  
RH16 4AB**

**DECISION DATE: 22 SEP 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 22 August 2025 for the following reason(s):

1. This application seeks consent as a non-material amendment for the following works:
  - Introduction of 600mm parapet to resident terrace to provide privacy screening from ground floor as well as an increase in glazing height to 2.1m to ensure resident safety.
  - Amendments to fenestration in ground floor lounge, first floor lounge above (south west elevation) and amendment to first floor activity room to include wider door.
  - Handing a second floor window on NE elevation

The justification for the changes is as follows:

- Changes to the terraces will prevent the loss of privacy and dignity to residents who may be unaware of the view to the terrace from below. The increase in glazing height is associated with the safety of resident who may have dementia who could climb a lower 1.8m screen.
- Changes to the fenestration will provide a better connection to residents with the garden space to the south west of the site while the first floor change to the lounge will have been made to increase light to the lounge whilst also ensure continuity of the elevations.
- Change to the fenestration to the activity room will ensure better access to the terrace is achieved for residents.

The increase in parapet height to the first floor resident terrace will be noticeable as it is directly above the main entrance. It will have the effect of reducing the apparent visual height of the windows as approved, particularly from longer views on the approach to the building from Bolnore Road. It would not be a non-material change.

The increased glazing height to 2.1m behind this increased parapet will, however, not be visible.

The amended fenestration to 3 windows and doors on the SW elevation will not be noticeable from the public realm, given that this elevation is to the rear/side communal garden.

Adding a second floor window on the NE elevation will not be noticeable given that it is to the side elevation, beyond the main public entrance.

Therefore, as there is no mechanism to issue a split decision, it is considered that these alterations cannot be treated as a non-material revision to the original application, and accordingly the applicant will need to apply to vary the condition in order to make these changes.

### **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:

| <b>Plan Type</b>     | <b>Reference</b> | <b>Version</b> | <b>Submitted Date</b> |
|----------------------|------------------|----------------|-----------------------|
| Proposed Floor Plans | 3226 HIA 00      |                | 22.08.2025            |
|                      | 01 DR A 0211     |                |                       |
| Proposed Floor Plans | 3226 HIA 00      |                | 22.08.2025            |
|                      | 02 DR A 0221     |                |                       |
| Proposed Elevations  | 3226 HIA 00      |                | 22.08.2025            |
|                      | XX DR A 0304     |                |                       |
| Proposed Elevations  | 3226 HIA 00      |                | 22.08.2025            |
|                      | XX DR A 0305     |                |                       |

A handwritten signature in black ink, appearing to read 'ABiggs'.

Ann Biggs  
Assistant Director Planning and Sustainable Economy

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