

Ms Jess Aparkes
Cala Homes
Dorking Business Park
Dorking
RH14 1HJ

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

REFERENCE: DM/26/1487

**DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/23/0827 :
FULL PLANNING APPLICATION FOR THE DEMOLITION OF
EXISTING STRUCTURES AND REDEVELOPMENT OF THE SITE
TO PROVIDE 108 RESIDENTIAL DWELLINGS (CLASS C3) AND
ASSOCIATED WORKS, INCLUDING THE PROVISION OF AN ON-
SITE SANG, ACCESS, LANDSCAPING, PARKING AND
ASSOCIATED WORKS.**

**LOCATION: IBSTOCK KEVINGTON BUILDING PRODUCTS LTD, IBSTOCK
BRICK WEST HOATHLY, HAMSEY ROAD, SHARPTHORNE**

DECISION DATE: 10 JUL 2026

**CASE OFFICER: SUSAN DUBBERLEY -
SUSAN.DUBBERLEY@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 16 June 2026 for the following reason(s):

1. This application seeks consent for non-material amendments to application DM/23/0827 - which gave consent for the demolition of existing structures and redevelopment of the site to provide 108 residential dwellings (Class C3) and associated works, including the provision of an on-site SANG, access, landscaping, parking and associated works.

The applicant now seeks an amendment to remove a small (3m x 3m) single storey rear extension from one of the approved housetypes (no.8 properties in total). The applicant has stated that the modification has been prompted by a review of their wider housetype range and feedback that the small extension compromises the quality and size of available garden space.

The Planning Practice Guidance states *There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme - an amendment that is non-material in one context may be material in another. The local planning authority 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.* Paragraph: 002 Reference ID: 17a-002-20140306

It is considered that the proposed amendments would not be visually noticeable from the approved plans, particular as the NMA relates to development at the rear of the 8 houses and the changes would also be seen in the context of the 2023 approval, which was for the redevelopment of the whole site. On this basis, it is considered that this proposal can be treated as a non-material revision to the original application, and a new planning application will not therefore be required.

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
Site Plan	1005.1	K	16.06.2026
Site Plan	1005	K	16.06.2026
General	1014	E	16.06.2026
Site Plan	1005	K	16.06.2026
Parking Layout	1006	E	16.06.2026
General	1007	K	16.06.2026
General	1008	K	16.06.2026
General	1009	K	16.06.2026
General	1010	F	16.06.2026
General	1013	C	16.06.2026
Proposed Floor and Elevations Plan	3060	F	16.06.2026



Eric Owens
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