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

REFERENCE: DM/26/1970

DESCRIPTION: NON MATERIAL AMENDMENT TO APPLICATION DM/24/1253 TO
ALLOW FOR MINOR ALTERATIONS.

LOCATION: LAND SOUTH OF ST STEPHENS CHURCH, HAMS LAND,
HORSTED KEYNES, WEST SUSSEX

DECISION DATE: 26 AUG 2026

CASE OFFICER: KATHERINE WILLIAMS -
KATHERINE.WILLIAMS@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 7 August 2026 for the following reason(s):

1. This application seeks consent as a non-material amendment to application DM/24/1253 for 30 dwellings. The amendments relate to the approved plans and comprises of the following amendments:
 - removal of carport structures on plots 1-4,14-16,19-29
 - reduction to the porch canopies on plots 1,4,14,15,
 - enlargement to porch canopies on plots 16,24
 - changes to porch canopy design on plots 19,26,27
 - changes to fenestration on plots 1, 5-7,14-16,18,19,20,24-27,30
 - changes to materials on plots 2,3,14,15,16,21,22,24,30
 - removal of side windows on plots 1,18
 - removal of double bay window on plot 16
 - changes to the ceiling heights on plots 18,19-22
 - reduced chimney height on plots 18,19,20,30
 - reduced roof height on plots 21,22

The cumulative impact of the changes to the fenestration, porch canopies, ceiling, and roof and chimney height reductions, along with the removal of the carport structures and changes to the materials is required to be material changes to the permission and requires proper technical consideration, which can only be carried out under a planning application. Accordingly, it is clear that the amendments sought cannot be treated as non-material.

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 Elevations	HK-AMA-1-4-DR-A-PL-001	A	07.08.2026
Proposed Elevations	HK-AMA-1-4-DR-A-PL-002		07.08.2026
Proposed Elevations	HK-AMA-5-7-DR-A-PL-001		07.08.2026
Proposed Elevations	HK-AMA-14-15-DR-A-PL-001	A	07.08.2026
Proposed Elevations	HK-AMA-16-DR-A-PL-001		07.08.2026
Proposed Elevations	HK-AMA-17-DR-A-PL-001	A	07.08.2026
Proposed Elevations	HK-AMA-18-DR-A-PL-001	A	07.08.2026
Proposed Elevations	HK-AMA-19-DR-A-PL-001	A	07.08.2026
Proposed Elevations	HK-AMA-20-DR-A-PL-001	A	07.08.2026
Proposed Elevations	HK-AMA-21-22-DR-A-PL-001		07.08.2026
Proposed Elevations	HK-AMA-24-DR-A-PL-001	A	07.08.2026
Proposed Elevations	HK-AMA-25-DR-A-PL-001	A	07.08.2026
Proposed Elevations	HK-AMA-26-27-DR-A-PL-001	A	07.08.2026
Proposed Elevations	HK-AMA-26-	A	07.08.2026

Proposed Elevations

27-DR-A-PL-
002
HK-AMA-30-
DR-A-PL-001

A

07.08.2026

A handwritten signature in black ink, appearing to read 'EO' followed by a stylized flourish.

Eric Owens
Interim Assistant Director Planning and Sustainable Economy

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