

Mr B Ellis
Mrs Sarah Sheth
Dowsettmayhew Planning Partnership
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

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

REFERENCE: DM/26/1992

DESCRIPTION: DESIGN AMENDMENTS TO UNIT 2 APPROVED UNDER
DM/25/3125

LOCATION: UNIT 2, GATEHOUSE HUB, NEAVES PARK, GODDARDS GREEN

DECISION DATE: 26 AUG 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 11 August 2026 for the following reason(s):

1. This application seeks consent as non-material amendments to application DM/25/3125- which gave consent for a Variation of condition 2 of planning application DM/24/2482 - to allow design changes specifically relating to the arrangement of Units 3-16.

While, DM/24/2482 gave consent for the proposed relocation of previously approved Wellness Centre (Class E(d) and extension of existing mixed commercial park to provide 1,640sqm of additional employment floor space for class E(g), B2 or B8 uses.

The applicant now seeks an amendment to the design of unit 2, which are as follows:

- o An increase in the pitch of the mono-pitched roof by 0.45m.
- o Externally the large glazed frontage previously approved is proposed to be broken up with a smaller window and glazed door arrangement.
- o The approved side facing window on the east elevation is to be removed.
- o On the rear elevation three doors are proposed in place of the two previously approved windows, to serve two new shared WCs and a plant room.

There are no changes to the footprint proposed.

The Planning Practice Guidance states '*There is no statutory definition of 'nonmaterial'.*

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 while cumulative there are several changes to the approved drawings all of the changes are very minor in nature, such that the overall visual impact is not considered to be a significant change from the approved drawings. The proposed changes would also be seen in the context of the of the redevelopment of the whole site and therefore would not be visually noticeable from the overall approved plans. On this basis, it is considered that the 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
Proposed Floor and Elevations Plan	2404-P-906		11.08.2026



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

PENONMZ

