DEVINE HOMES PLC

St. Michael's House 111 Bell Street Reigate Surrey RH2 7LF
Telephone 01737 274848 Fax 01737 274849 info@devinehomes.co.uk www.devinehomes.co.uk

Horsham District Council
Parkside
Chart Way
Horsham
RH12 1RL

4 November 2024

Online via *Planning Portal*

Dear Sir/Madam

RE: LAND AT SANDYGATE LANE, LOWER BEEDING, WEST SUSSEX (DC/22/0708) – NON MATERIAL AMENDMENT

On behalf of Devine Homes PLC, please find enclosed an application for a non-material amendment (s96A) to planning permission DC/22/0708 for the erection of 22 new homes on land at Sandygate Lane, Lower Beeding:

The non-material amendment deals with minor variations to proposed materials compared to that originally shown on approved drawing P102 Rev J.

Proposed Non-Material Amendment

The proposed non-material amendment relates to minor changes to the selection and distribution of external building materials originally indicated on approved drawing P102 Rev J.

The amendments were identified during discharge of condition 14 (under live application DISC/24/0248). The details submitted to discharge this condition contained some minor differences to the approved materials and the case officer, Stephanie Bryant, advised that these should be addressed through a non-material amendment.

The changes are as follows:

- Plot 18 – P102 J shows dark weatherboarding; however, this is the only plot which was shown as dark weatherboarding, resulting in the plot appearing as an anomaly amongst the scheme. It is therefore proposed that Plot 18 will have weatherboarding in an off-white *Sail Cloth* colour to harmonise with the rest of the scheme.
- Charcoal roof tiling – P102 J shows charcoal colour plain tiles to Plots 9, 10, 15, 16 and 20. However, to achieve a better distribution throughout the scheme, it is now

proposed to have charcoal colour tile to Plots 4/5, 9/10, 17, 18 and 19 (along with associated garages where relevant).

- Hung Tile – The revision also corrects inaccuracies in approved drawing P102 Rev J with respect to the precise extent of hanging tile to certain plots. Specifically:
    - Plot 11 – There is a small area of hanging tile shown above the garage door, which was not indicated on P102 J
    - Plot 22 – There is a small area of tile hanging above GF on attached garage which were not picked up on P102 J
    - Plot 12 – P102 J incorrectly indicated an area of tile hanging on a single storey rear projection
    - Plot 15, 20 and 21 – P102 J incorrectly indicated areas of tile hanging on rear single storey projections to these plots.

These changes are all reflects on drawings MAT1 – Materials Distribution Brick; MAT2 – Materials Distribution Roof Tile; and MAT 3 – Materials Distribution Hung Tile/Weatherboard. These drawings would replace P102 J accordingly.

As identified in informal discussion with the case officer in respect of the submission for Condition 14, the approach to external building materials now proposed would achieve a better outcome/appearance than that originally indicated. The changes are non-material in the context of the scheme as a whole.

I trust the information and details meet with your approval enabling this non-material amendment to be approved and the associated details submitted for Condition 14 (live app DISC/24/0248).

Should you require any further information, please do not hesitate to contact me.

Yours sincerely



Billy Clements MRTPI
Development Director

01737 274833
billy.clements@devinehomes.co.uk