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Planning Department
Horsham District Council
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02 May 2025
Ref: JC/Let/P2056i

Dear Mr Hermitage

Section 96A Non Material Amendment Application for amendments to approved plans pursuant to permission under reference DC/24/1283 *(Variation of Condition of previously approved application DC/23/2078 (Erection of single storey extension, bin and bicycle storage, rendering of external elevations, reconfiguration of existing carpark and associated landscaping) Changing of Proposed Site Layout and Landscape Masterplan listed in Condition 1)* at Bankside House, Henfield Road, Small Dole, West Sussex

We are writing to you on behalf of our client, **Van Oord and Mackley**, in support of a Section 96A Application for non-material amendments to the previously approved scheme under reference DC/24/1283 at Bankside House.

This letter has been submitted to Horsham District Council via the Planning Portal under reference **PP-13978189**. The following documents have been submitted in support of the application:

- Application form
- Notice Form and Letters
- Covering Letter and Appendix 1:
- Proposed Site Plan
- Proposed Ground and First Floor Plans
- Proposed Elevations
- Proposed Landscape Plan and Schedule

Proposed Amendments

Amendments to Condition 1 (Approved Plans) are proposed, with several approved plans to be superseded. The following amendments are proposed:

- Existing plant room door to be brick infilled
- Height of eastern stairway window adjusted to match high level adjacent windows
- Replacement of existing high level barge board (reduced height when compared to initial approval - same height as existing)

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- Additional downpipe and hoppers on northern façade
- Use of painted masonry finish on western elevation, and on northern elevation of plant room in place of the previously proposed render finish
- Bat boxes added to west elevation at high level
- Originally proposed external render finish to be of multicoat render system, with masonry paint below damp-proof course level

These amendments are minor in nature and considered to be within the development description as set out by permission under reference DC/24/1283. As such, they should be considered non-material to the previously approved permission.

For the avoidance of doubt, the following table summarises the previously submitted plans that are to be superseded:

Approved	Proposed
6270B-ECE-00-00-A-GA-0002 Proposed Site Plan	6270B-ECE-00-00-GA-A-PL-A-0002 - Proposed Site Plan
6270B PL-A-0100 GA Plans - Proposed Ground Floor	6270B-ECE-00-00-GA-A-PL-A-0100 - GA Plans - Proposed Ground Floor
6270B PL-A-0101 GA Plans - Proposed First Floor	6270B-ECE-00-01-GA-A-PL-A-0101 - GA Plans - Proposed First Floor
6270B PL-A-0400 Proposed Elevations - North and East	6270B-ECE-00-ZZ-GA-A-PL-A-0400 - Proposed Elevations - North and East
6270B PL-A-0401 Proposed Elevations - South and West	6270B-ECE-00-ZZ-GA-A-PL-A-0401 - Proposed Elevations - South and West
LLD3016-LAN-DWG-100-05 - Landscape GA	LLD3016-LAN-DWG-100-11 - Landscape GA
	LLD3016-LAN-SCH-100-06 - Hard Landscape Schedule

Conclusion

In conclusion, this application seeks non-material amendments to permission under reference DC/24/1283 at Bankside House, Henfield Road, Small Dole, West Sussex. We trust that the proposed change is deemed a Non-Material Amendment and that this application is granted forthwith.

If you have any further queries or require further information, please contact me on 01903 248777.

Yours sincerely
ECE Planning



Huw James MRTPI
Director