

Planning Statement for a Section 96A Non-Material Amendment Application

Coppice Hill, Pulborough RH20 1AB

V24Jun25

Planning Statement for a Section 96A Non-Material Amendment Application

Application Type:
Section 96A Application – Non-Material Amendment

Site Address:
Coppice Hill, Pulborough, RH20 1GD

Local Planning Authority:
Horsham District Council

Original Planning Permission Reference:
DC/21/1931 (Coppice Hanger, Church Hill, Pulborough, West Sussex. Erection of 4No. detached dwellings with associated access, parking and landscaping).

Proposal:
Application for a non-material amendment to planning permission DC/21/1931under Section 96A of the Town and Country Planning Act 1990 (as amended).

1. Introduction

This statement is submitted in support of an application under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to the approved development at Coppice Hill, Pulborough, RH20 1GD. This submission sets out the proposed change, its justification, and the reasoning for considering it non-material.

2. Description of Approved Development

The approved scheme under reference DC/21/1931 granted permission for:
Erection of 4No. detached dwellings with associated access, parking and landscaping).

3. Proposed Amendments

The positioning of House C (south west corner) is proposed to be moved anti-clockwise about 8 degrees.
This means the dwelling's north-western corner will move 2.5m away from the willow tree.

Please note NO changes are proposed to:

- External approved materials as per condition discharge DISC/24/0087
- Landscaping as approved
- Rainwater Harvesting Systems
- Bicycle and bin store arrangements

- External lighting

Typical concerns that might arise and responses to it:

- Will any additional impact on neighbours' amenty be generated?
    - No, as no lines of site will be materially affected, and the distance to House A's upper floor bedroom windows will increase by 2.5m.
- Will the character of the development be impacted?
    - No, as the same materials, footprint and heights are retained, and the designs are fundamentally unchanged.
- Why are these changes needed?
    - The building inspector was concerned about the foundation proximity to the willow tree. He suggested we move the building slightly.
    - On plan the tree canopy does not appear to be close to the house, but in practice it will nearly tough the house in the current position. To prevent future efforts of removing or trimming the tree, moving it away makes sense.

Supporting plans and drawings indicating the proposed changes are submitted alongside this application.

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4. Justification and Assessment

The proposed amendments are considered non-material for the following reasons:
No material change to the approved use, scale, or nature of the development;
No increase in the approved footprint or height of the buildings;
No unacceptable impact on neighbouring properties, amenity, or the streetscene;
The amendments **do not affect conditions or obligations** tied to the original planning permission;
The visual and functional changes are **minimal and not substantially different** from the approved plans.
The minor nature of the amendments ensures that the original planning permission remains valid and that the principle of the development is not altered.

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5. Conclusion

This application seeks approval for a non-material amendment to the approved scheme at Coppice Hill, Pulborough, RH20 1GD in line with Section 96A provisions. The changes proposed are modest and do not result in a materially different development from that originally approved. We respectfully request that the local planning authority approves this application accordingly.

Submitted Documents:

Completed Section 96A Application Form
Revised Plans / Elevations
Comparison between original and this application