

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

Ransoms, Pulborough RH20 1AB

V24Apr25

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

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

Site Address:
Ransoms, Station Road Pulborough, RH20 1GD

Local Planning Authority:
Horsham District Council

Original Planning Permission Reference:
Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.

Proposal:
Application for a non-material amendment to planning permission DC/22/1059 under 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 changes, their justification, and the reasoning for considering them non-material.

2. Description of Approved Development

The approved scheme under reference DC/22/1059 granted permission for:
Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.

3. Proposed Amendments

The proposed non-material amendments are as follows:

Location	Changes	Rationale
Front Elevation	Add new front door for Flat 1	Fire regulations require a sterile final exit lobby. The current entrance into the apartment will prevent it. Therefore a direct access from outside is required.

Rear Elevation	Replace bedroom window with a patio door	The private patio for flat 1 is difficult to access. By replacing the window with a door, it will be much better utilised space.

Please note NO changes are proposed to:

- External approved materials as per condition discharge
- 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 the proposed new doors either replace a window (and therefore reduces impact) or is on a façade that does not face another property
- Will the character of the development be impacted?
    - No, as the same materials, footprint and heights are retained, and the designs are fundamentally unchanged.

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 Ransoms, 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
This Planning Statement