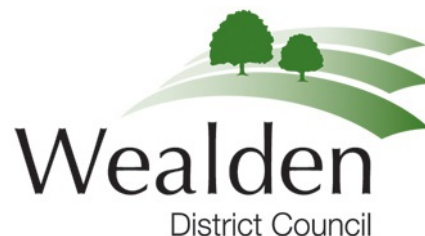


OUR REF: HB/WD/2022/3254/NMA  
ASK FOR: Mrs H Burton Tel: 01892 602521  
DATE: 16 January 2023  
YOUR REF: WD/2015/0247/F



Magnum Opus Developments  
Seven Bishops  
Catts Hill  
Mark Cross  
Crowborough  
East Sussex  
TN6 3NQ

Head of Planning and Environmental Services

Dear Mr Hiscocks

**Re: APPLICATION FOR A NON MATERIAL AMENDMENT FOLLOWING GRANT OF PLANNING PERMISSION SECTION 96A OF THE TOWN & COUNTRY PLANNING ACT 1990**

**APPLICATION FOR A NON-MATERIAL AMENDMENT TO WD/2015/0247/F (TWO STOREY EXTENSION AND NEW TRIPLE GARAGES TO REPLACE EXISTING PARTIALLY IMPLEMENTED PLANNING CONSENT WD/2010/1900/F) CHANGES TO GARAGE INCLUDING RELOCATION OF STAIRCASE FROM INTERNAL TO EXTERNAL. CHANGES TO FIRST FLOOR TO CREATE HOME OFFICER, ADDITIONAL WINDOWS AT GROUND FLOOR LEVEL AND ROOF LIGHTS. REPLACEMENT OF EXISTING EXTERNAL WALLS. (*description of non-material amendment*) SEVEN BISHOPS, CATTS HILL, MARK CROSS, TN6 3NQ PLANNING PERMISSION NO. WD/2022/3254/NMA**

I refer to your application for the above non material amendment following grant of planning permission no. WD/2022/3254/NMA and the submitted amended plans as listed below:

Drawing No.	Date stamped
P021-702 Rev A	12 December 2022

I am now able to advise you that **objections** are raised to the non material amendment described above, as indicated on the above drawing(s).

The proposal, by definition, would not constitute a 'non-material' amendment. The proposed changes outlined in this application would materially alter the character and appearance of the approved garage, through the addition of an external staircase, a number of new windows and roof lights and conversion of the first floor to a home office, as well as new materials proposed.

The proposed building is therefore considered to be materially different to the garage that was previously approved. Not only does this result in fundamental changes in the design of the



garage building, which would need to be assessed through the submission of a planning application, but the application description differs from the original application in that it now includes the provision of a first floor home office.

The application is refused because the proposed amendments are not non-material and therefore, an application for full planning permission is required.

Yours sincerely,

Caitlin Boddy

for Head of Planning & Environmental Services