Applications for Minor Material Amendments to a Planning Permission

The form for this application is available from Planning Portal and Wealden website & must accompany all applications with the correct fee (£195).

Non statutory definition of minor material amendment, as per paragraph 63 of CLG Guidance, "Greater flexibility for planning permissions" November 2009:
"A minor material amendment is one whose scale and nature results in a development which is not substantially different from the one which has been approved"

Minor Material Amendments will exclude development within 'Non Material' scope, as these less significant amendments are already catered for by the Council's guidance note **MMA2.**

Otherwise, Minor Material Amendments shall be subject to an assessment of their significance in context. The ultimate discretion of what fulfils the above definition will be decided by the Council's Head of Planning & Building Control.

EXCLUSIONS

For the avoidance of doubt, these will normally exclude:

1. Any amendment which is not within the scope of the description of development (e.g. change to height in storeys or numbers of bedrooms).
2. Any amendment which does not fall within the terms of a valid related condition on the original permission. (Para 64 of CLG Guidance). (Any 'notes' on the decision notice concerning 'approved plans' are not accepted as a basis for submitting such an amendment).
3. Any amendment which increases the height of an extension above the existing dwelling ridge line.
4. The ridge height of any new dwelling would be raised by 0.5m or more (amendment normally to relate to no more than 2 dwellings per site).
5. Any amendment which incorporates a flat roof on pitched roof building
6. Any increases in gross floor area over 3% of the approved development from the relevant permission (unless roof void conversion).
7. Any enlargement to the red edge site area.
8. Any relocation/amendment which reduces 'Root Protection Area' to hedges or trees being retained.
9. Any re-siting of an approved detached building which moves off the approved footprint by more than 50% overlap.
10. Any development which creates built form forward of the front/principal elevation of the host building
11. The planning permission relates to a Conservation Area or any Grade II or above listed building.
12. The proposal involves loss of an approved parking or manoeuvring space below adopted maximum standards.
13. Any changes of uses, additional uses, or, in the case of retail development, any new retail floor area.
14. In the case of any commercial buildings, any further subdivision of approved floor area to create a new unit.