



Delegated Report

Non-Material Amendment Application

Application No:	20230661
Location:	Former Site Of 27 Old Perry Street, Northfleet, Gravesend, Kent, DA11 8BT
Description:	Application for non-material amendment to planning permission reference number 20220255 relating to erection of 2no semi detached dwellings comprising of 1no three bed and 1no four bed with associated parking as a replacement of the existing house; to allow the landscape design to be revised.
Applicant:	Mr Pardip Saron

Submitted Documents/Plans

- Application Form - dated 20/06/2023;
- Drawing no. LR025/05-23/PL_R2 - Landscape Plan.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230053	**REVISED DESCRIPTION** Application for the approval of conditions 5, 7 and 12 attached to planning permission reference number 20220255 relating to a scheme detailing the proposed soft landscaping (5), details of the refuse arrangements (7) and details for provision of cabling to enable charging facilities to be installed for electric vehicles (12).	APPROVAL OF DETAILS	21.03.2023
20220255	Erection of 2no semi detached dwellings comprising of 1no three bed and 1no four bed with associated parking as a replacement of the existing house.	PERMITTED	02.08.2022

Development Plan

As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

Officer's Analysis

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme - what may be non-material in one context may be material in another. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

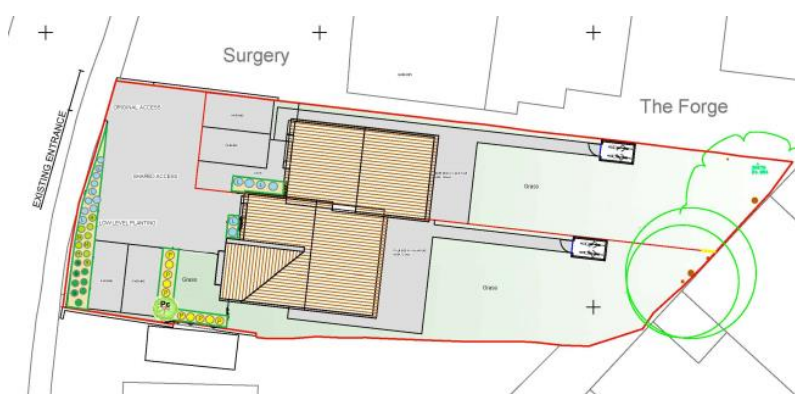
The proposal is to change the landscaping design, with a significantly reduced amount of soft landscaping. The original permission (ref. 20220255) imposed the following condition:

5. *Prior to any part of the permitted development being occupied or used, a scheme detailing the proposed soft landscaping scheme shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be carried out in full within the first planting season. Any trees or plants that die, are damaged, removed or become diseased within five years from implementation shall be replaced with a similar size and species during the next planting season.*

Reason *To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the site and biodiversity, in accordance with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).*

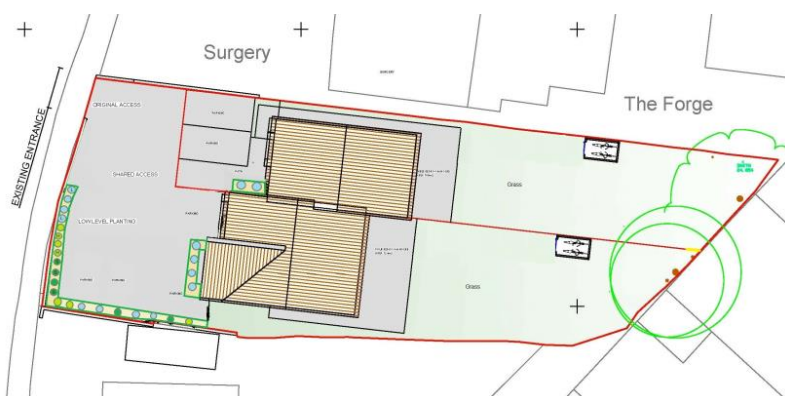
The condition was attached to secure a suitable amount of soft landscaping to soften the impact of the development and a strategy was agreed in a discharge of conditions application (ref. 20230053). A landscaping plan was submitted and approved by the Local Planning Authority. The approved landscaping plan (as shown below) included a substantial strip of shrubs along the front boundary, a section of lawn to the front of the three-bedroom dwelling with a border of shrubs, a planting beds next to the entrances of both dwellings. The approved plan is shown in the screenshot below:

Approved Landscaping Plan (ref. 20230053)



The applicant wishes to alter the landscaping by significantly reducing the soft landscaping provision and increased the hardstanding, which is annotated as 'parking'. There would be a narrow strip of planting along the front and southern boundaries, a small strip to the front of the three bedroom dwelling and another small strip at the entrance to the two bedroom dwelling. The revised landscaping plan is shown below:

Proposed Landscaping Plan (ref. 20230661)



The image below was taken on site and demonstrates the extent of hardstanding and lack of any softening through planting.



Whilst the proposed materials and planting species are not different to those previously approved, the extent of the increased in hardstanding is a material change. Therefore, the proposal needs to be assessed against the relevant policies of the development plan, and is materially different to that which was approved.

The Local Planning Authority does not consider any reduction in the previously agreed soft landscaping to be acceptable. The agreed soft landscaping was in accordance with local and national planning policy, limiting impact on the street scene and providing some biodiversity off-set. An informative will be attached to the decision notice to highlight this position, advising that the landscaping scheme as approved, should be reverted to.

Recommendation

Refusal of Non-Material Amendment

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	18 th July 2023	Dated:	19 July 2023