

Delegated Report

Application No:	20240224
Location:	8 Brenchley Avenue Gravesend Kent DA11 7RQ
Description:	Application for a non-material amendment to planning permission reference number 20231035 to allow a change of finished to walls from stained boarding to facing brickwork.
Applicant:	Mr J Gill

Proposal

Application for a non-material amendment to planning permission reference 20231035 to allow a change of finished to walls from stained boarding to facing brickwork. The application consists of the following:

Application Form;
Drawing No.1003C – Outbuilding Plans & Elevations as Proposed.

Relevant Planning History

20231035 Erection of an outbuilding to be used as a gym with shower/w.c. and store.
Permitted 27.11.2023

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.

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 proposed changes for to this application are to allow a change of finished to walls from stained boarding to facing brickwork. The agent confirm on 15.4.24 the brickwork will be red multi-stock bricks which is deemed acceptable (see below showing proposed bricks)



It is considered that the above changes are non-material in terms of the size of the development and the application can be supported.

Recommendation:

Approval of non-material amendment.

See draft Decision

Case Officer:	Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	15th April 2024	Dated:	15 April 2024