



Delegated Report

Application No:	20211249
Location:	Former Site Of 2 Wilberforce Way Gravesend Kent DA12 5DQ
Description:	Application for non-material amendment to planning permission reference number 20201329 to allow amendment to the site layout to accommodate existing ground conditions. It is proposed to retain existing ground levels, with the exception of the approved parking bays and to introduce a semi-ambulant stepped access to the approved units.
Applicant:	Mr J Briarh, Fawkham Premier Homes
Site Visit Date:	Desktop

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form received 8 October 2021.

Drawing no. D2.02 rev E (proposed block plan) received 8 October 2021.

Drawing no. D2.05 rev B (street scene as proposed).

Relevant Planning History

20201329	Erection of three 2 bedroom terraced houses with bin and cycle storage and associated landscape works.	PER	25.03.2021
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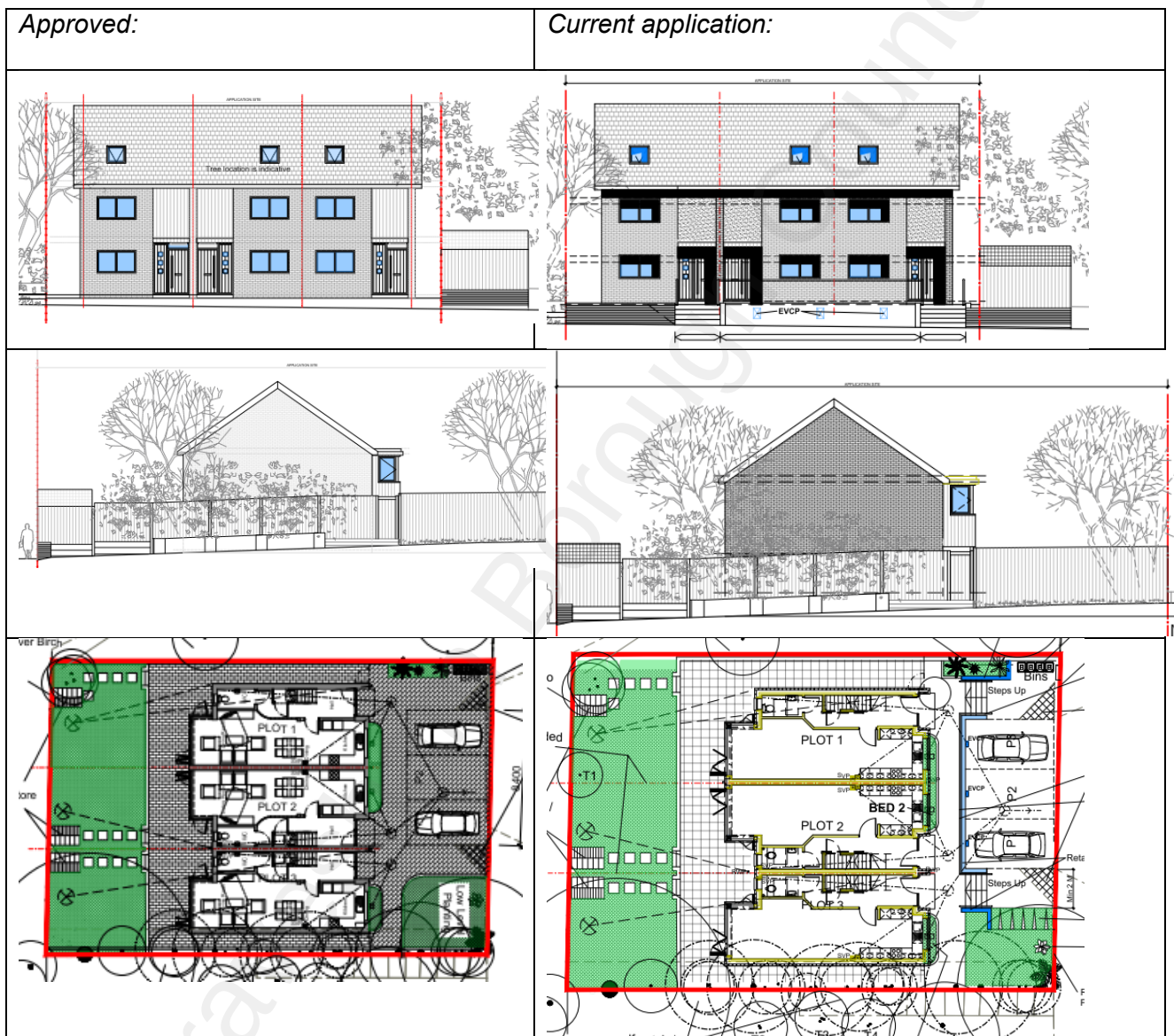
Development Plan

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 proposal seeks to amend the layout to accommodate the existing ground conditions. It is proposed to retain existing ground levels with the exception of the approved parking bays and to introduce a semi-ambulant stepped access to the approved units.



Instead of the driveways following the land level and sloping up to the properties, they will be cut into the ground with steps leading up to the properties. In terms of appearance of the site as a whole the alteration is minor and only affects the car parking spaces. The proposed alterations therefore can be accepted as a non-material amendment to 20201329.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 20 October 2021.	Dated: 20 th October 2021