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 Civic Centre, Windmill Street, Gravesend DA12 1AU

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	86
Suffix	
Property Name	Blue Ash
Address Line 1	Rhododendron Avenue
Address Line 2	Meopham
Address Line 3	Kent
Town/city	Gravesend
Postcode	DA13 0TT

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
564025	163194

Description

Applicant Details

Name/Company

Title

mr

First name

julian

Surname

roberts

Company Name

Address

Address line 1

Blue Ash, Rhododendron Avenue

Address line 2

Address line 3

Town/City

Culverstone Green

County

Kent

Country

uk

Postcode

DA130TT

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Change the existing roof a Dutch Barn style to allow for habitable space, introduction of dormer style windows to the rear, roof line windows to the front, single storey rear extension, front porch and changing the materials of the existing lean-to

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☒ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☐ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Removal of the Dutch Barn Roof, retaining the existing roof, introduction of 2 pitched roof dormers to the front, introduction of a flat roof dormer to the rear and removal of the front porch

In order to achieve the maximum habitable space in the roof, approval for a dutch barn roof style was sought and granted.

Following the completion of structural drawings; we have been able to establish the breadth of work required and general costs for the development.

Costs for the proposed rear extension and the material change for the lean-to are as expected and the approved plans remain unchanged other than small amendments to the lean-to window size and positioning (structural requirement).

The change of the existing roof to a Dutch Barn Style however is cost prohibitive as it involves not only the costs for the roof, yet for a considerable change in the existing building structure in order to accommodate the changes.

The proposed non material change has been developed to allow for some habitable space (albeit a reduction from the approved plans), working within the area that the Dutch Barn style roof would have occupied. The positioning of the dormers, both front and rear, will mean that no overhang will extend beyond that of the previously approved application, and within that of the current (and to be retained) roofline. This has been done in order to ensure that both the visual and physical bulk of the roof is less than the approved plans, and conforms with national guidances and the local guidance received during the planning feedback process.

The front pitch roof dormers follow the approved design, yet now located at the front of the property. The rear flat roof dormer has been positioned to be located within the pitch, ridge and the extremities of the Dutch Barn roof. The width and height have been reduced in relation to the previously approved Pitched dormers/dutch barn roof. The design has been referenced against other newly developed properties with flat roofs in the local area (eg. Valley Lane). The overall visual aspect of the design is within keeping with other properties in the area.

The addition of the porch is not required due to a change in room use, further reducing the approved footprint and overall building volume.

These amendments allow for a cost effective solution in achieving habitable space in the roof without increasing bulk and maintaining the character of properties in the local area.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

Drawing ref:

CDHip-elevations-amendments

Floor plans submission 4 amended

New plan/drawing numbers

file name: Non material Change floor plans

document name: floorplans amended (1st February 2024)

file name: non material change elevations

document name: non material change elevations

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

julian roberts

Date

05/02/2024