



Delegated Report

Application No: 20240601

Location: Westwood Whitepost Lane Culverstone Gravesend

Description: Application for a non-material amendment to planning permission reference number 20240043 to allow the repositioning of the existing approved double garage in the front driveway.

Applicant: Mr Michael Mason

Proposal

Application for a non-material amendment to planning permission reference 20240043 for the repositioning of the existing approved double garage in the front driveway.

The application consists of the following
Application Form;

WES/278/02 Rev A – Site Block Plan

WES/278/03 Rev A – Existing and Proposed Site Plan

WES/278/06 Rev A – Existing and Proposed Roof Plan and Outbuilding Floor Plan

WES/278/08 Rev B – Proposed Elevations

WES/278/09 Rev A – Proposed Elevations, Garage and Outbuilding

Relevant Planning History

Reference	Description	Decision	Decision Date
20240043	Erection of a single storey rear extension and first floor extension over existing garage. Conversion of garage into habitable rooms, erection of an outbuilding to the rear and detached double garage to the front. Front boundary wall and gates.	Permitted	05.03.2024
20231043	rection of a single storey rear extension and first floor extension over existing garage. Conversion of garage into habitable rooms, erection of an outbuilding to the rear and detached double garage to the front. Front boundary wall and gates.	Refused	05.12.2023

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.

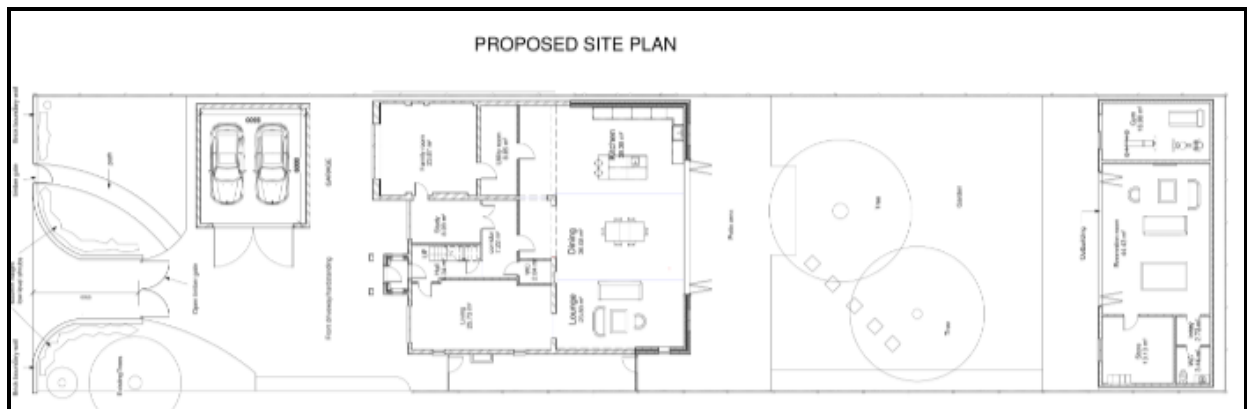
Analysis

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.

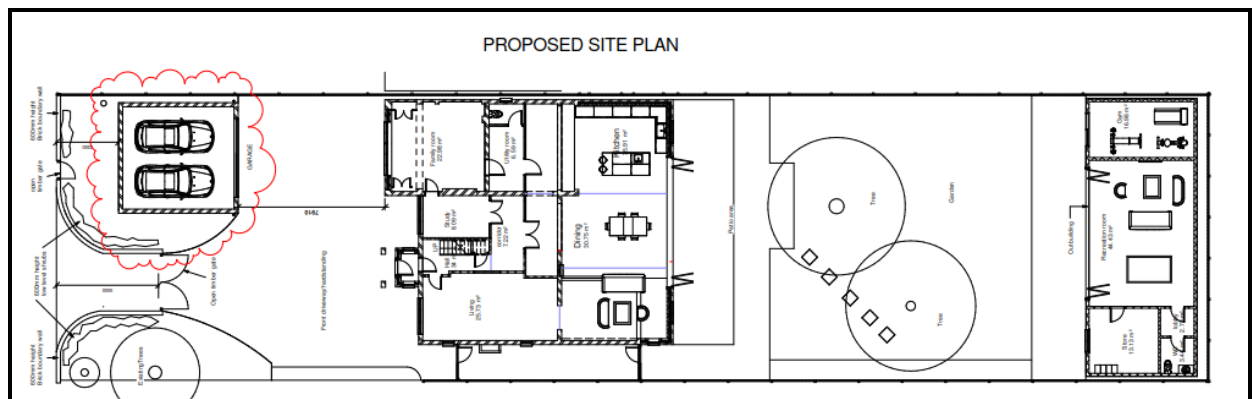
The proposed changes for to this application are;

- Repositioning and reorientation of the approved garage.
- Change in garage door type.

It is noted that the overall scale and design of the garage would remain unchanged with exception of an apparent change in door type as shown on the elevations.



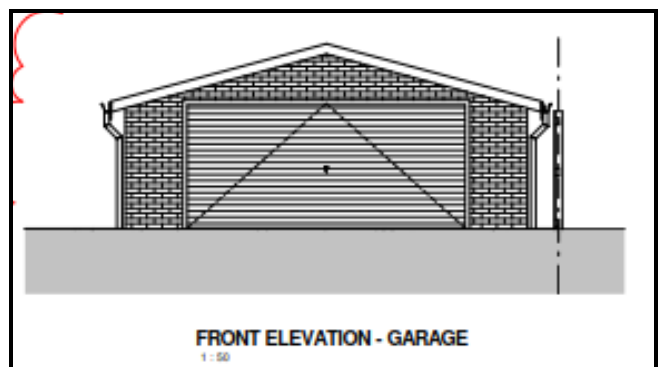
Approved Site Plan



Proposed Site Plan



Approved Front Garage Elevation



Proposed Front Garage Elevation

The repositioning of the garage would locate is closer to the road and would also re-orientate the garage such that further consideration of the appropriateness of the parking provision (in terms of manoeuvrability and usability) and the impact on the character of the area and Landscape Character would be required.

It is considered that the above changes are material in terms of the size of the development and the application can **NOT** be supported. The changes would be more appropriately considered by applying for variation of condition (Minor Material Amendment).

Recommendation:

Refusal

See draft Decision

Case Officer:	Mrs Lisa Fisher	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	11th July 2024	Dated:	15th July 2024