

# Delegated Report

## *Non-Material Amendment Application*

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**Planning Application No:** 20250082

**Location:** 61 Milton Hall Road Gravesend Kent DA12 1QN

**Description:** Application for a non-material amendment to planning permission reference number 20201095 to allow change of external walls from blockwork with a painted render finish to facing brickwork.

**Applicant:** MR Peter Willerby

**Site Visit Date:** N/A

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### Proposal

This is an application for a non-material amendment to planning permission reference 20201095 to allow a change of external walls from blockwork with a painted render finish to facing brickwork.

This application consists of the following;

- Application Form;
- Drawing No. 102B – Plans and Elevations – Proposed;
- Photos; and
- Covering Letter.

### Relevant Planning History

| Reference | Description                                                                                   | Decision  | Decision Date |
|-----------|-----------------------------------------------------------------------------------------------|-----------|---------------|
| 20201095  | Demolition of existing conservatory and terrace and erection of single storey rear extension. | Permitted | 15.12.2020    |

### 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.

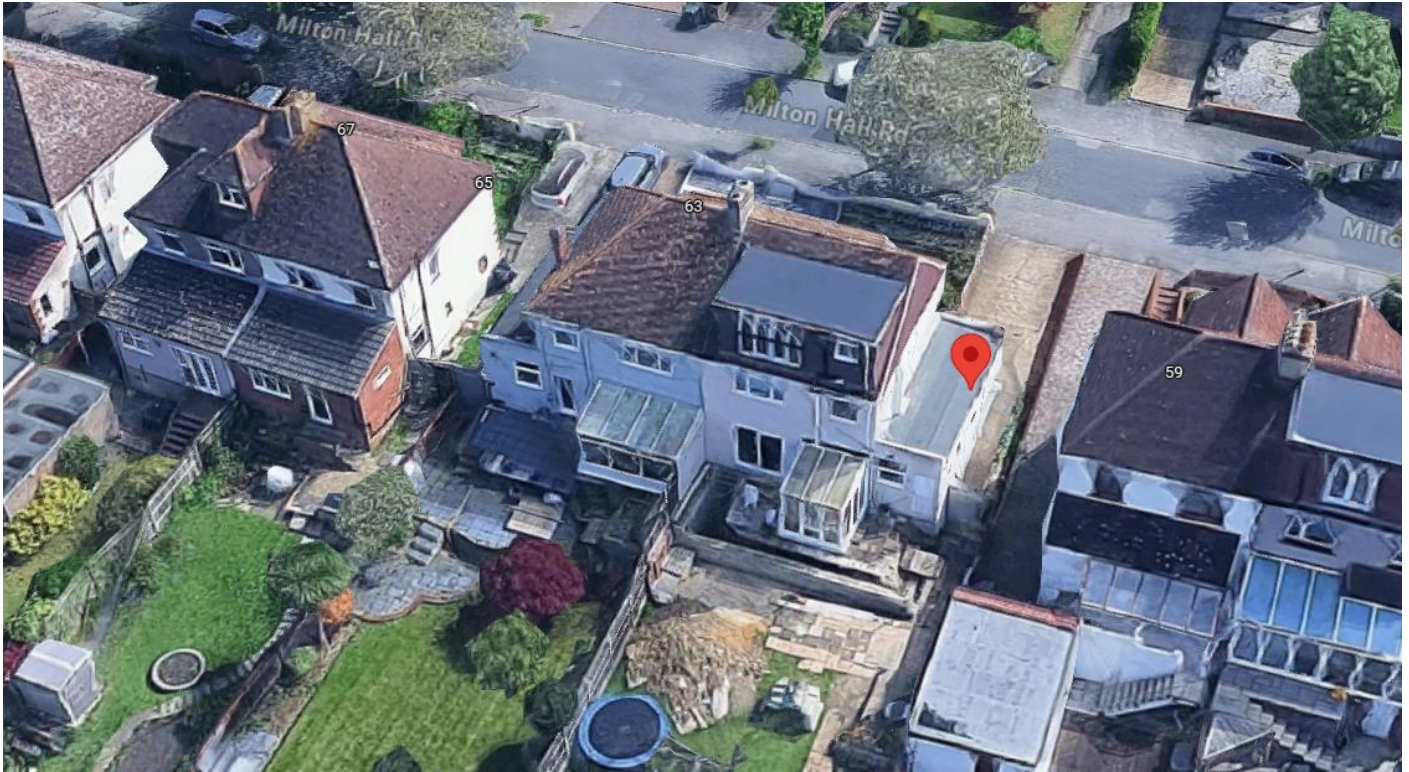
### Analysis

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 this application include the change of the external walls of the extension from render to facing brickwork. The property is not within a conservation area and visibility of the development

would be limited given the extension is single storey and located to the rear of the property. In addition, there are examples in the local vicinity whereby rear extensions have been constructed using brickwork, whilst the main dwelling is rendered:

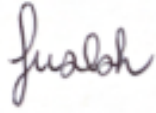
**Google Aerial Image:**



It is considered that the above changes are non-material and the application can be supported.

**Recommendation:**

Approval of Non-Material Amendment subject to informatives.

|                      |                    |                     |                                                                                       |
|----------------------|--------------------|---------------------|---------------------------------------------------------------------------------------|
| <b>Case Officer:</b> | Mrs Lucy Hankin    | <b>Team Leader:</b> | Mrs Faye Walsh                                                                        |
| <b>Signed:</b>       | L Hankin           | <b>Signed:</b>      |  |
| <b>Dated:</b>        | 26th February 2025 | <b>Dated:</b>       | 26 February 2025                                                                      |