



Application: 20230169

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

**REFUSAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: **Mrs Amanda Leech
C/O Mr Manahil Khan, Sanaa Designs
18 Grenadier Close
Rainham
Kent
ME8 8NQ**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS REFUSED** detailed plans and particulars submitted on 23rd February 2023 as a non-material amendment to the Notification of Grant of Planning Permission reference 20210519 to Develop Land dated 23 June 2021 in respect of:-

Erection of a first floor side extension, single storey rear extension and internal reconfiguration.

at **48 Vale Road
Northfleet
Gravesend
Kent
DA11 8BZ**

and being **Application for non-material amendment to planning permission reference number 20210519 relating to erection of a first floor side extension, single storey rear extension and internal reconfiguration; to allow a change to the roof profile.**

and the grounds of refusal are:-

- 1 The Local Planning Authority is of the opinion that the proposed alterations, notably the increase in ridge height and gable end roof to the rear, represent a material change to the original permitted application. The proposal requires planning permission and therefore cannot be dealt with as a non-material amendment.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 SUBMITTED DRAWINGS

Application Form;
OS Plan;
Drawing no. PL/48VRL/SD107 (proposed elevations);
Drawing no. PL/48VRL/SD103 (existing elevations);
Drawing no. PL/48VRL/SD102 (existing roof plan and visual);
Drawing no. PL/48VRL/SD105 (proposed plans);
Drawing no. PL/48VRL/SD106 (proposed roof plan and visual);

Drawing no. PL/48VRL/SD101 (existing plans) and
Drawing no. PL/48VRL/SD107 (proposed elevations).

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 22 March 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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