

Delegated Report

Application No:	20230169
Location:	48 Vale Road, Northfleet, Gravesend DA11 8BZ
Description:	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
Applicant:	Mrs Amanda Leech

Proposal

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.

The application consists of the following:

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)

Drawing no. PL/48VRL/SD107 (proposed elevations)

Relevant Planning History

20210519	Erection of a first floor side extension, single storey rear extension and internal reconfiguration.	PER	23.06.2021
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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.

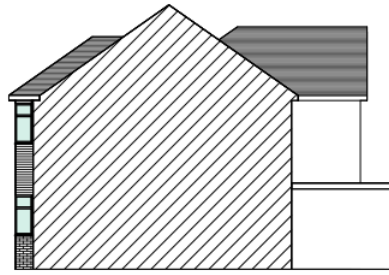
Approved under reference 20210519:



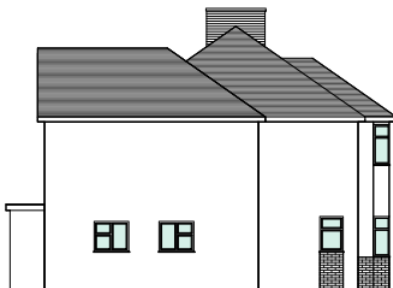
Now proposed:



Proposed Front Elevation
1:100



Proposed LH Elevation
1:100



Proposed RH Elevation
1:100



Proposed Rear Elevation
1:100

The proposed changes for this application are an alteration to the ridge height of the extension by approx. 0.36m. Where the approved drawings showed the ridge to drop down to the rear and the roof finish as a hip, the proposal now shows the pitch higher and continuing to the rear finishing in

a gable.

The proposed alteration to the roof will result in a taller and larger extension which is significantly different to what was originally proposed and will be readily visible from the side and rear.

As the extension will be taller and bulkier it cannot be considered a non-material amendment. The proposal is materially different to that which was approved, and such an alteration would require public consultation, as well as due consideration against relevant local and national planning policies.

For these reasons the application is recommended for refusal and a planning application should be submitted.

Recommendation:

Refusal of non-material amendment

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	21st March 2023	Dated:	22 March 2023