



Delegated Report

Non-material amendment

Planning Application No: 20220195

Location: Triple Oak Newlands Lane Culverstone Gravesend

Description: Application for non-material amendment to planning permission reference number 20170822 to allow the pitch roof covering from Canadian western red cedar to dark grey slate.

Applicant: Mr Grant Allen

Site Visit Date: Desktop assessment

Proposal

Application for a non-material amendment to planning permission reference 20170822 for the demolition of the existing dwelling and replacement 4 bedroom dwelling with associated parking, to allow the pitch roof covering from Canadian western red cedar to dark grey slate.

The application consists of the following:
Non-material amendment application form;
Drawing no. T0-BC-RE-005 Proposed elevations;
Appeal decision APP/K2230/W/18/3206204; and
Photograph.

Relevant Planning History

Application No.	Description	Status	Decision
20210624	Application for approval of conditions 3, 4 and 5 attached to Appeal Reference Number APP/K2230/W/18/3206204 relating to external facing materials (3), surface water drainage (4) and a landscaping scheme (5).	Approved	13.09.2021
20170822	Demolition of the existing dwelling and erection of a replacement 4 bed dwelling with associated parking.	Refused but allowed on appeal (reference AP2018/00033/REF)	05.01.2018

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.

Consultations, Publicity and Representations

None required.

Officer's 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.

Background

Planning permission was granted on appeal (under reference 20170822) for the demolition of the existing dwelling and the erection of a replacement four bedroom dwelling with associated parking at the application site. All conditions attached to the appeal decision have been discharged.

Procedure

The procedure for allowing the consideration of non-material amendments is included in Section 96A of the Town and Country Planning Act 1990 (as amended). An important consideration in determining this application is whether or not the proposed amendment would constitute a form of development that may be reasoned to be a non-material amendment in the context of the previously approved scheme, such that a separate application for planning permission need not be required.

The current application seeks a non-material amendment to planning permission reference 20170822 to change the proposed roof materials from Canadian western red cedar to dark grey slate.

It is considered that this amendment would not be material in the context of the previously approved scheme and as such, it can be determined under Section 96A of the Town and Country Planning Act 1990 (as amended).

Design, Character and Appearance

The proposed amendment would not be detrimental to the visual amenities of the proposed building. The slate roof would match with the proposed zinc clad dormers in the northern and southern roof slopes and the timber cladding on the walls of the building. Therefore the proposed amendment would be acceptable in design.

Conclusion & Recommendation

The proposed amendment would be a non-material change to the proposed development granted under planning permission reference 20170822 and would be acceptable.

Therefore the non-material amendment set out in the application can be approved.

(For detailed informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	31st March 2022	Dated:	01 April 2022