



Delegated Report

Non Material Amendment

Planning Application No: 20220821

Location: 1 Vanessa Walk Gravesend Kent DA12 4PL

Description: Application for non-material amendment to planning permission reference number 20220353 to allow amendments to the fenestration and internal alterations.

Applicant: Mr Tim Smith

Site Visit Date: 27th April 2022

Submitted Documents/Plans

Application Form dated 21/07/2022;
Block Plan and Site Location Plan;
Drawing no: 65-PL-100 – Revision B (Elevations and Floor Plans – Existing); and
Drawing no: 65-PL-101 – Revision B (Elevations and Floor Plans – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20220353	Conversion of Existing Garage to Form Home Office and Associated Fenestration Changes	Permitted	24.05.2022
19880286	Erection of a covered way at side and rear	Permitted	08.06.1988

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.

The application is not assessed under the development plan although Policy CS19 of the Gravesham Local Plan Core Strategy would be relevant if it was considered that the amendments were material changes.

Consultations, Publicity and Representations

None Required.

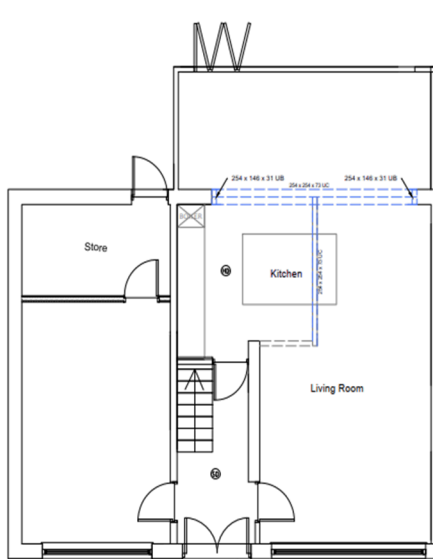
Officer's Analysis

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.

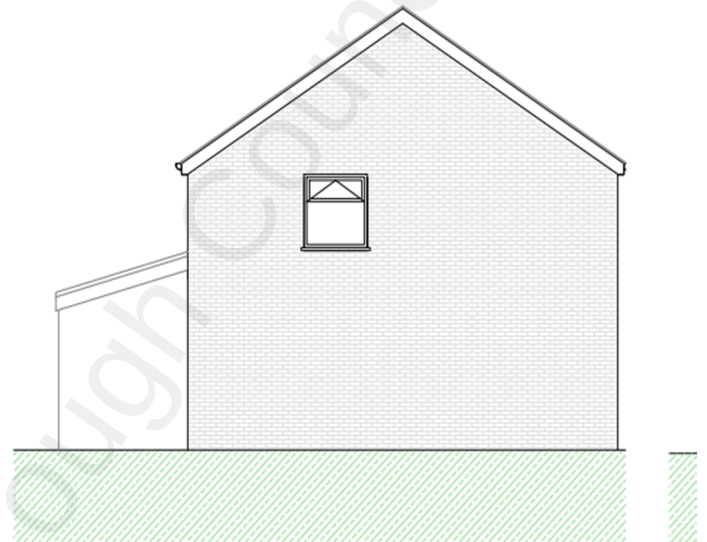
The current application seeks a non-material amendment to planning permission reference 20220353. The proposed changes for this application are to include a WC, Ensuite and Utility room to the ground floor, including the installation of two ground floor windows to the side elevation and replacing a rear door with window serving the utility room. It is considered that these changes would not have an adverse impact on the amenity of any surrounding properties.

The following extracts show the proposed changes:

Approved Plans 20220353



Proposed Ground Floor Plans



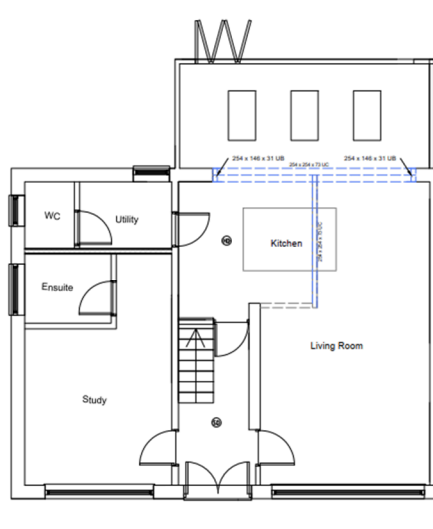
Proposed Side Elevations



Proposed Rear Elevations



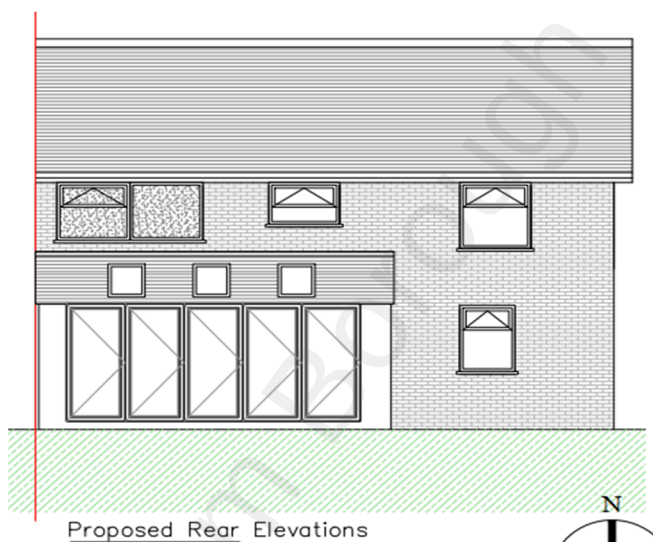
Proposed Changes:



Proposed Ground Floor Plans



Proposed Side Elevations



Proposed Rear Elevations

The internal alterations and installation of the proposed windows is not considered to have an adverse impact on the adjacent properties or the general streetscene.

Conclusion & Recommendation

It is considered that the above changes are non-material in terms of the size of the development and the application can be supported.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	16th August 2022	Dated:	17 August 2022