



Delegated Report

Non-Material Amendment Application

Planning Application No: 20260332

Location: 9 Willow Wood Road Meopham Gravesend Kent

Description: Application for a non-material amendment to planning permission reference number 20251152 to allow addition of a 2m x 2m roof lantern to the permitted rear extension.

Applicant: Mr Nicholas Chapman

Site Visit Date: N/A

Proposal

Application for a non-material amendment to planning permission reference number 20251152 to allow addition of a 2m x 2m roof lantern to the permitted rear extension.

The application consists of the following;

Application Form; and
Drawing No. P002 V2 – Plans and Elevations – Proposed.

Relevant Planning History

Reference	Description	Decision	Decision Date
20251152	Erection of a single storey rear/side extension.	Permitted	23.01.2026

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.

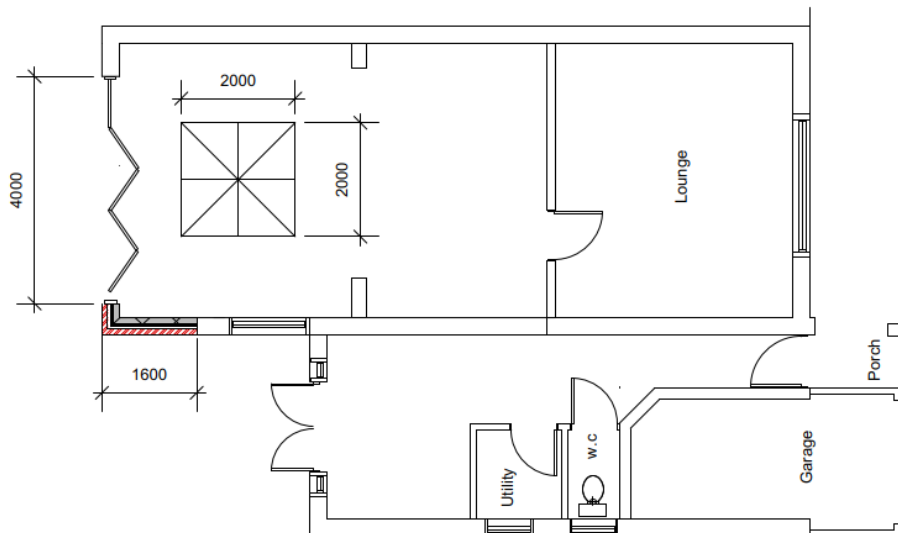
The proposed change in this application is to allow the incorporation of a 2m x 2m x 0.75m roof lantern into the roof of the permitted single storey rear extension.

The extension is to the rear of the property and the lantern would be situated centrally within the flat roof of the single storey extension. The incorporation of the lantern in situ does not impact amenity, nor does it unduly alter the appearance of the extension to the dwelling.

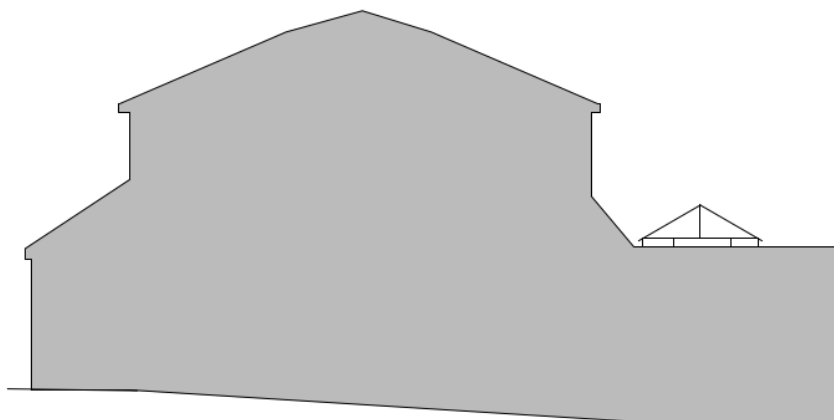
Proposed Amendment as indicated on plan:



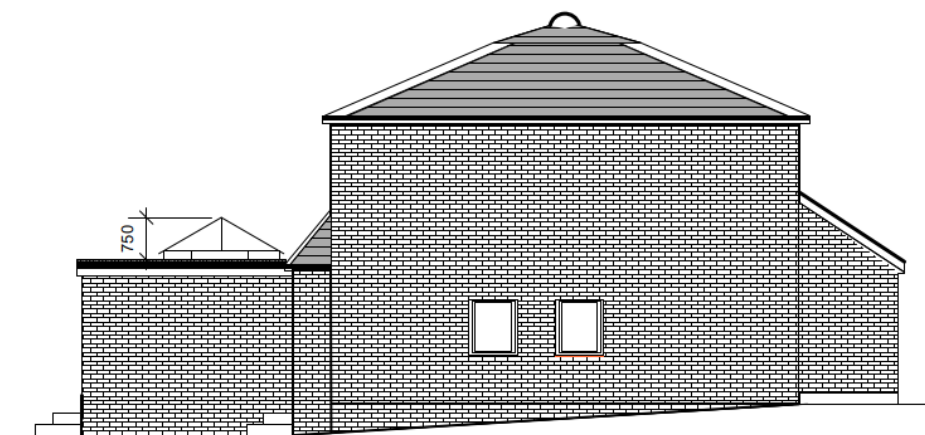
Proposed Rear Elevation



Proposed Ground Floor Plan



Proposed Side Elevation



Proposed Side Elevation

There were no neighbour concerns raised with the original approval.

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.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	7th April 2026	Dated:	09 April 2026