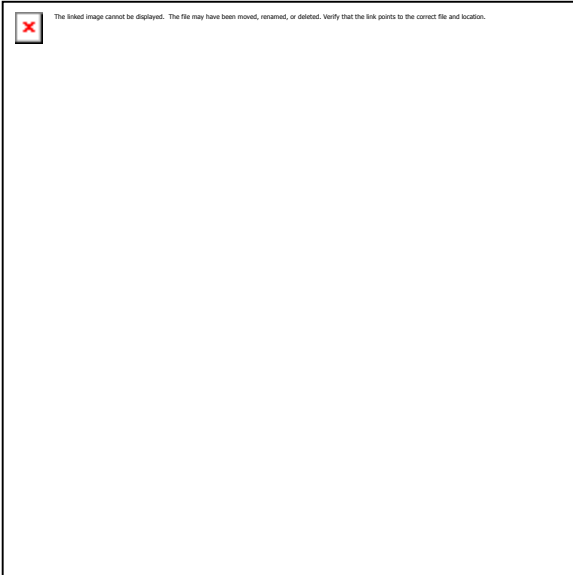




Delegated Report

Householder Application

Planning Application No: 20220592

Location: 11 Hudson Close Gravesend Kent DA12 5FB

Description: Application for non-material amendment to planning permission reference number 20210544 to allow the change from red brick on the external first floor walls, to cream coloured render on the external first floor walls.

Applicant: Mrs Kelly Winters

Site Visit Date: 09 June 2022

Submitted Documents/Plans

- Application Form
- Site Location Map

Relevant Planning History

Reference	Description	Decision	Decision Date
20210544	Erection of a two storey side extension.	Permitted	18/06/2022

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 under reference 20210544 for the erection of a two storey side extension.

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 20210544 to change the proposed brick finish at first floor level to cream render.

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 cream render would reflect the current finishings of neighbouring properties. A site visit on 09 June 2022 was carried out and as can be seen below the proposed cream render finish would not be detrimental to the visual amenities of the proposed 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 20210544 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 Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	9th June 2022	Dated:	10th June 2022