



Delegated Report

Non Material Amendment

Planning Application No: 20260558

Location: 67 Valley Drive Gravesend Kent DA12 5RR

Description: Application for a non-material amendment to planning permission reference number 20240328 to allow the approved flat roof design to a dual-pitched roof on the annex.

Applicant: Mr Jarnail Singh

Submitted Documents/Plans

- Application Form
- Drawing No: A103 (Proposed Plans and Elevations)
- Drawing No: A101 (Existing and Proposed Block Plans and OS Map)
- Drawing No: A102 (Existing Plans and Elevations) – Permitted under 20240328
- Design and Access Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240328	Demolition of outbuilding and erection of an annexe with disabled shower room.	Permitted	28.05.2024

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.

Consultation

As this is an application for a non-material amendment there is no requirement to consult with neighbouring properties.

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 original planning application 20240328 was approved subject to condition 2 below:

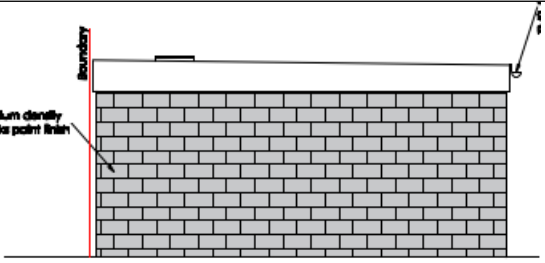
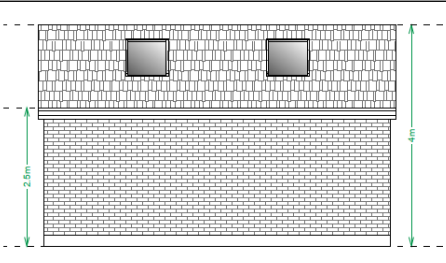
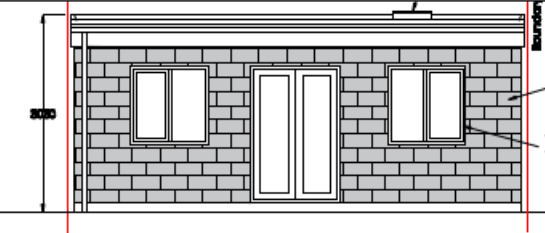
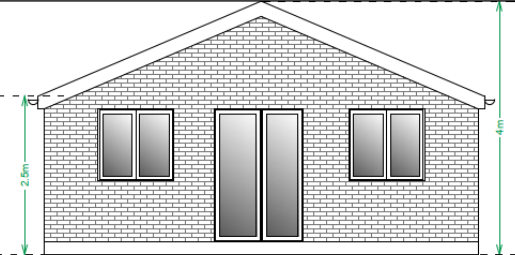
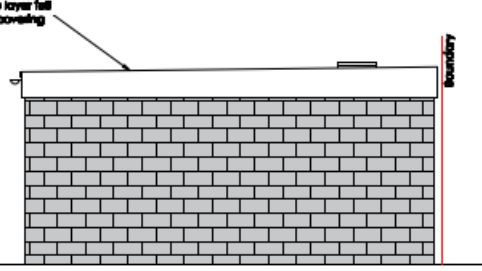
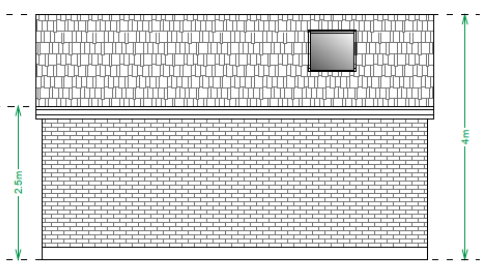
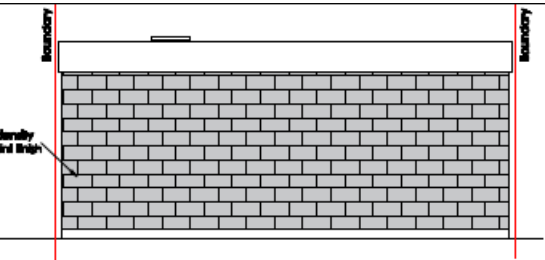
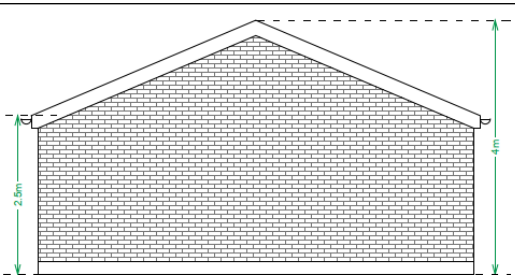
The development hereby permitted shall be carried out only in precise accordance with the following approved details, plans and specifications:

- o Application Form
- o Drawing No: 67VD/A3/04 (Existing Outbuilding Plans and Elevations)
- o Drawing No: 67VD/A3/03 (Proposed Floor and Block Plans)
- o Drawing No: 67VD/A3/02 (Proposed Elevations)
- o Drawing No: 67VD/A3/01 (Site Location Map and Existing Block Plan)

and those approved pursuant to any conditions contained herein after and there shall be no deviation therefrom.

Reason: In order to ensure the development is implemented on the basis of the scheme as submitted and assessed in the interests of proper planning and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

The approved elevations are shown below alongside the proposed plans:

Approved plans:	Proposed plans:
	
	 PROPOSED FRONT ELEVATION
	
 EXISTING APPROVED REAR	

There is no change to the rear. As can be seen from the drawings above, the proposed change is a pitched roof over the annexe with three roof lights. The floor plans show this will not increase the footprint of the annexe.

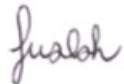
The proposed plans increase the height of the annexe and has potential to be visible from neighbouring properties. It is therefore necessary that the neighbours are consulted on the proposed changes. A non-material amendment is a change that is so minor it is not necessary to consult and therefore this is the incorrect procedure for this change.

The proposed increase in roof height is materially different to what was approved and therefore is not considered non-material and requires a formal application.

Recommendation:

Refuse

See draft Decision

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	22 June 2026	Dated:	24 June 2026