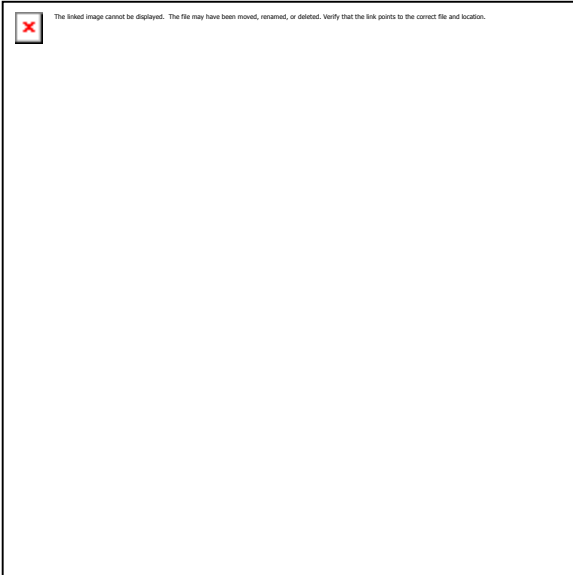




Delegated Report

Planning Application

Planning Application No: 20220836

Location: Oakleaves Chapmans Hill Meopham Gravesend

Description: Application for non-material amendment to planning permission reference number 20220180 to allow the change from glazed rear dormer to timber rear dormer to match existing and reduction in glazing in the rear gable

Applicant: Mitchell

Site Visit Date: Desktop Assessment

Procedural Issues

The submitted planning application form states that the proposal is an application for non-material amendment to planning permission reference number 20220180, however this application is a non-material amendment application to the original consent reference 20201300. A non-material amendment cannot be carried out against a non-material amendment. Therefore for the purpose of this application and in the interest of transparency, the application for non-material amendment will be to the original planning consent reference number 20201300 to allow the change from glazed rear dormer to timber rear dormer to match existing and reduction in glazing in the rear gable.

Proposal

Application for a non-material amendment to planning permission reference 20201300 to allow the change from glazed rear dormer to timber rear dormer to match existing and reduction in glazing in the rear gable. The proposed alterations include the rear dormer being of timber finish instead of glass, to match the existing property, and the rear gable being altered from full length glazing to a standard window with timber boarding below, similar in design to the front gable. No further alterations are proposed.

The application consists of the following
Planning Application Form;
Site Location Plan;

Drawing No. 40290 – 1100 Rev A – Existing Ground Floor Plan;
 Drawing No. 40290 – 1101 Rev A – Existing First Floor Plan;
 Drawing No. 40290 – 1102 Rev A – Existing Roof Plan;
 Drawing No. 40290 – 1200 Rev A – Existing Elevations;
 Drawing No. 40290 – 1201 Rev A – Existing Elevations;
 Drawing No. 40290 – 1300 Rev A – Existing Section;
 Drawing No. 40290 – 1500 Rev A – Existing Block Plan;
 Drawing No. 40290 – 3100 Rev A – Proposed Ground Floor Plan;
 Drawing No. 40290 – 3101 Rev A – Proposed First Floor Plan;
 Drawing No. 40290 – 3102 Rev A – Proposed Roof Plan;
 Drawing No. 40290 – 3200 Rev A – Proposed Elevations;
 Drawing No. 40290 – 3201 Rev A – Proposed Elevations;
 Drawing No. 40290 – 3300 Rev A – Proposed Section; and
 Drawing No. 40290 – 3500 Rev A, all received 28th July 2022.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220180	Application for non-material amendment to planning permission reference number 20201300 to allow; additional windows and a door to the right side elevation	Permission	17.03.2022
20201300	Erection of a two storey side extension with glazed dormer to rear, two skylight windows and erection of a roof terrace in rear roof slope, alterations to the facade, excavation and tree removal to create side passage and all associated works	Permission	05.02.2021

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 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

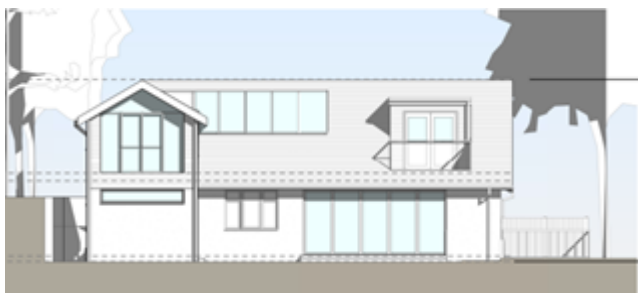
None necessary for a non-material amendment type application.

Planning 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 changes for to this application are to allow for a change in materials and window design on the rear elevations only.

Approved Rear Elevation from 20201300 and 20220180 Proposed revised elevation



Approved Roof Plan from 20201300 and 20220180

Proposed Roof Plan



Due to the location to the rear of the property, together with the overall reduction in the amount to glazing, the proposed amendments to the dormer finish and rear gable window design would have no additional impact on the amenities of the neighbouring properties and therefore it is considered that the proposed amendment would not result in any further impact over the already approved scheme.

It is considered that the above changes are non-material and the application can be supported.

Recommendation:

APPROVAL of a Non-Material Amendment subject to informatives

Planning Conditions

None.

Case Officer:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	19 th August 2022	Dated:	22nd August 2022