



Delegated Report

Application No:	20240718
Location:	25 Cirrus Crescent Gravesend Kent DA12 4QS
Description:	Application for a non-material amendment to planning permission reference number 20240414 to allow the replacement of the retained as existing ground floor rear window and patio doors with a near full width set of bi-folding doors.
Applicant:	Mr and Mrs A. Skinner

Proposal

Application for a non-material amendment to planning permission reference 20240414 to allow for the replacement of the fenestration in the ground floor rear elevation.

The application consists of the following:

- Application Form
- Drawing No: 1133 B (Proposed West Elevation)
- Drawing No: 1110 Rev B (Proposed Ground Floor Plan)
- Drawing No: 1111 REV A (Proposed First Floor Plan)
- Drawing No: 1112 REV A (Proposed Roof Plan)
- Drawing No: 1120 REV A (Proposed Section AA)
- Drawing No: 1121 REV A (Proposed Section BB)
- Drawing No: 1130 REV A (Proposed North Elevation)
- Drawing No: 1131 REV A (Proposed South Elevation)
- Drawing No: 1000 (Site Location Map)
- Drawing No: 1001 (Existing Block Plan)
- Drawing No: 1010 (Existing Ground Floor Plan)
- Drawing No: 1011 (Existing First Floor Plan)
- Drawing No: 1012 (Existing Roof Plan)
- Drawing No: 1020 (Existing Section AA)
- Drawing No: 1030 (Existing North Elevation)
- Drawing No: 1031 (Existing South Elevation)
- Drawing No: 1032 (Existing East Elevation)
- Drawing No: 1033 (Existing West Elevation)
- Drawing No: 1101 Rev A (Proposed Block Plan)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240414	Erection of a ground and first floor side extension, and associated external, including drop kerb, and	Permitted	01.07.2024

	internal alterations of the existing property.		
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Development plan

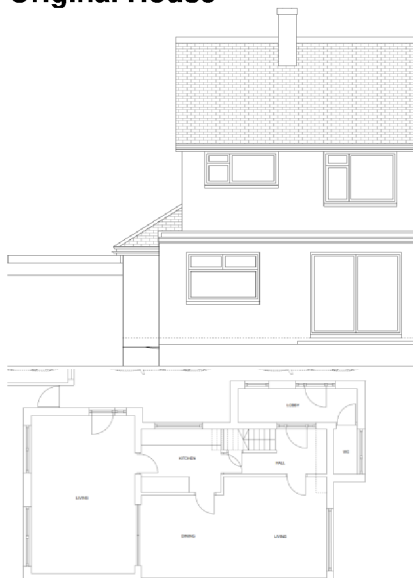
As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

Analysis

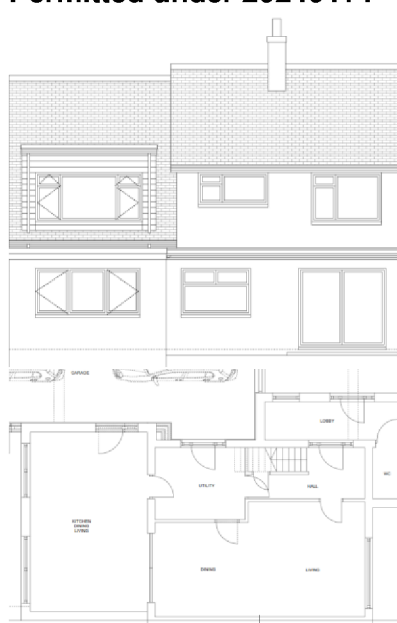
There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

The proposed changes to this application are alterations to the fenestration in the rear elevation at ground floor level. The proposal is for the replacement of the permitted double doors and window to a bi-fold door arrangement.

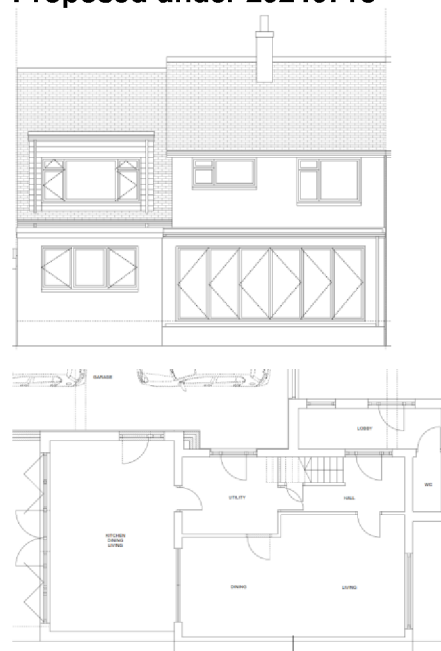
Original House



Permitted under 20240414



Proposed under 20240718



It is considered that the above changes are non-material in terms of the size of the development and do not affect the development as a whole in terms of design or amenity.

Therefore it is considered that the proposed change is non-material in terms of the size of the development and the application can be supported.

Recommendation:

Approval of Non-material amendment

See draft Decision

Case Officer:	Mrs Sharon Sahota	Team Leader:	Miss Faye Hobbs
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Signed:		Signed:	
Dated:	16th September 2024	Dated:	17 September 2024