



Delegated Report

Non-Material Amendment Application

Application no: 20240223

Location: Coach House Norwood Lane Meopham Gravesend

Description: Application for non-material amendment to planning permission reference number 20200206 to allow; installation of log burner resulting in a need for an external flue, 3 rooflights added to south east roof slope, windows and doors changed to black painted timber in-lieu of white painted timber, and facias, gutters and downpipes changed to black Upvc.

Applicant: Mr T Crooks

Site Visit Date: N/A

Proposal

This is an application for a non-material amendment to planning permission reference 20200206 for erection of 1x detached dwelling house with associated access parking and amenity space to allow installation of log burner resulting in a need for an external flue, 3 rooflights added to south east roof slope, windows and doors changed to black painted timber in-lieu of white painted timber, and facias, gutters and downpipes changed to black UPVC.

The application consists of the following

- Covering Letter;
- Application form;
- Drawing no. 03 Rev. A – Proposed Floor Plan and Roof Plan;
- Drawing no. 04 Rev. A – Proposed Elevations.

Reference	Description	Decision	Decision Date
20231181	Application for a non-material amendment to planning permission reference number 20200206 to allow revision to fenestration as a result of an amended internal layout.	Permission for Non-material amendment	21.12.2023
20230993	Application for the approval of condition 8 attached to planning permission 20200206 relating to details of the hard and soft landscaping and boundary treatments.	Approval of Details	23.01.2024
20230510	Application for the approval of condition 3 attached to planning permission 20200206 relating to the details and samples of all external facing materials.	Approval of Details	10.07.2023
20200206	Erection of 1x detached dwelling house with associated access parking and amenity space.	Permitted	05.06.2020

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

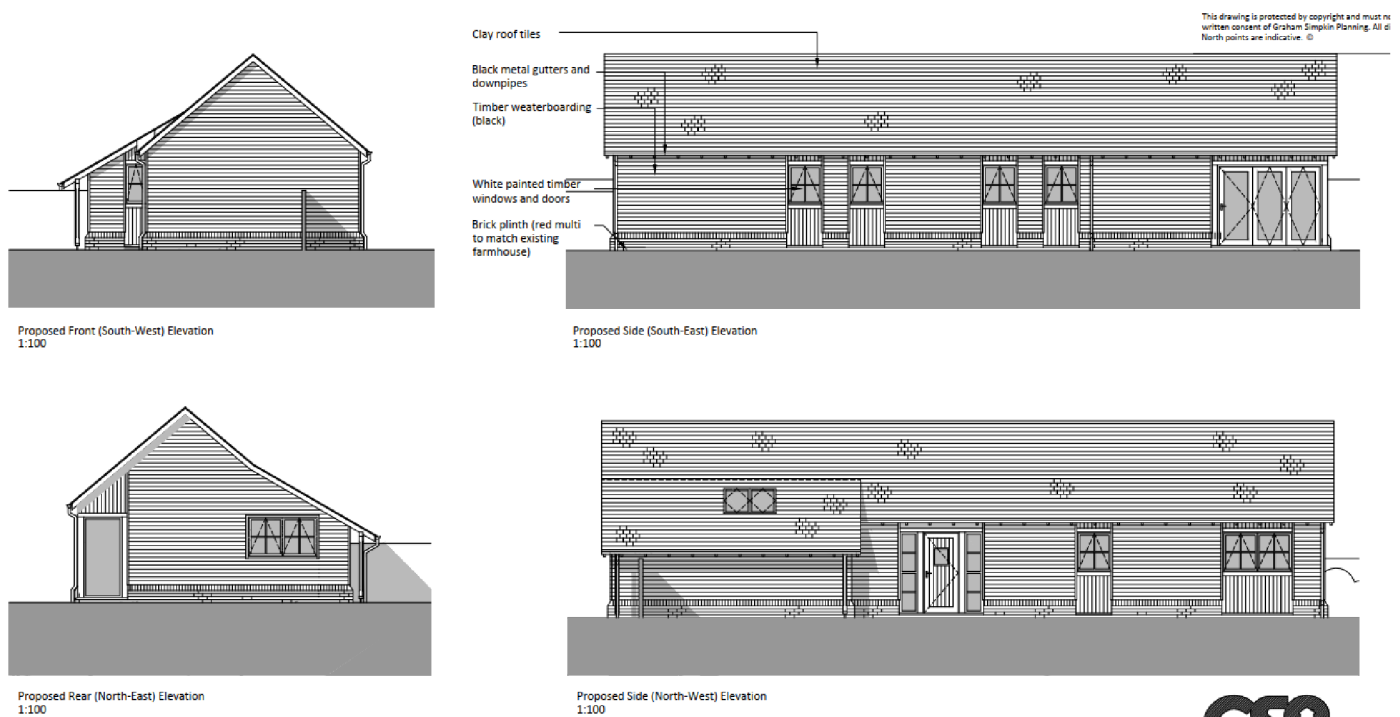
There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant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

The proposed changes to this application are concerning the following:

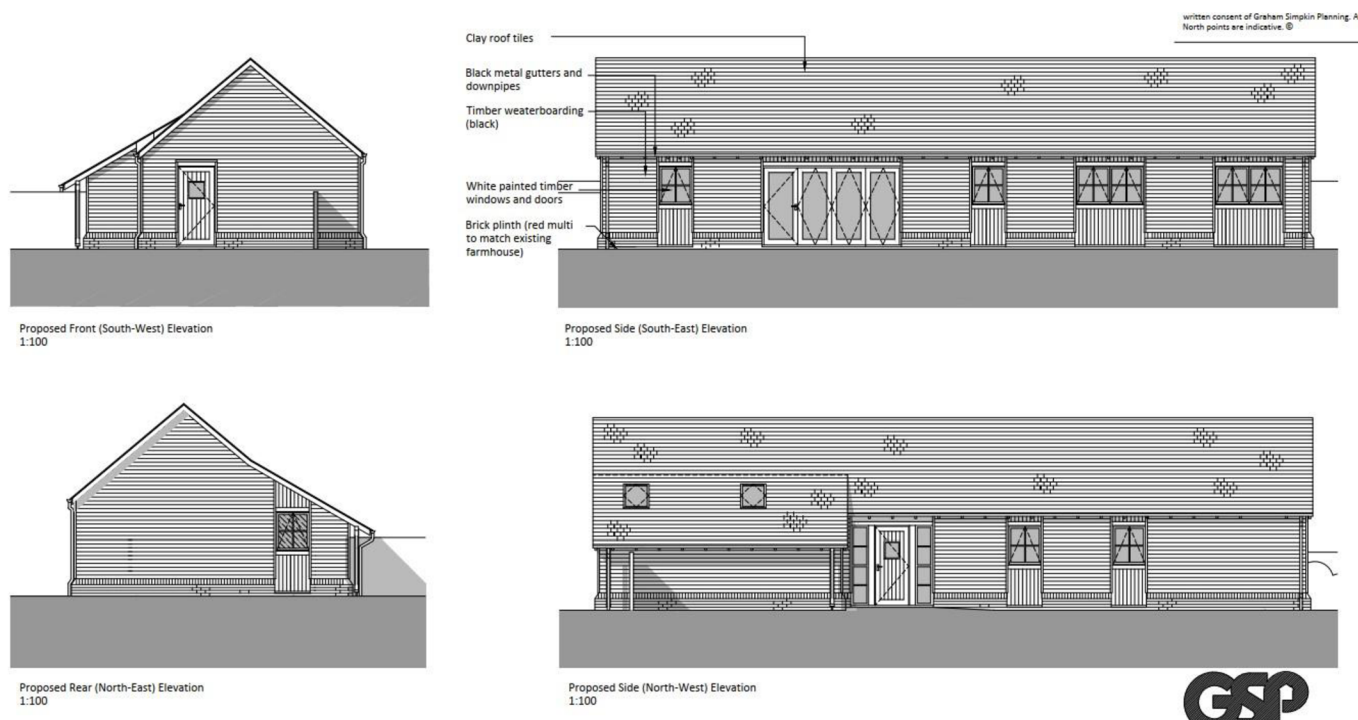
- Installation of log burner resulting in a need for an external flue on side (south-east) elevation;
- Installation of three rooflights in side (north-west) elevation;
- Doors and windows are proposed to be black painted timber instead of the approved white painted timber;
- Rainwater goods to be black uPVC instead of the approved black metal gutters and downpipes.

There have already been changes to the approval under non-material amendment ref. 20231181 which was for revisions to the fenestration. The elevations of the original approval, the approval under the non-material amendment and the proposal are shown below for an ease of comparison:

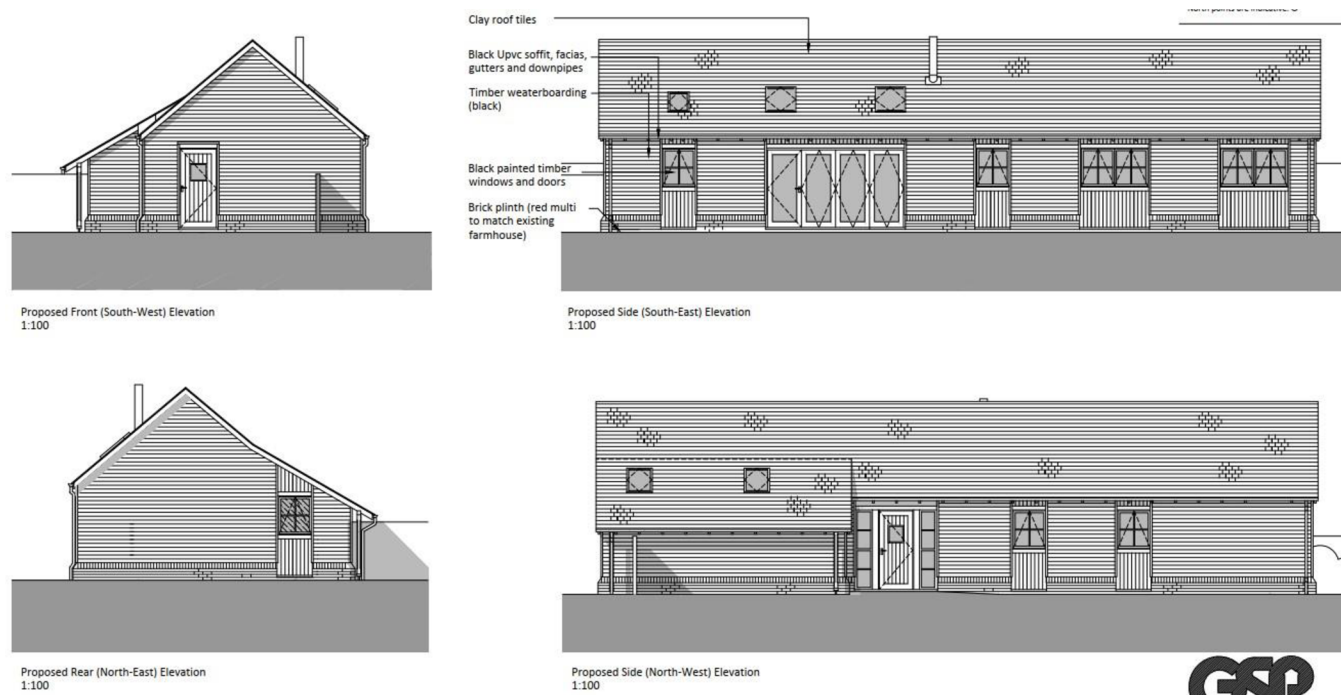
Elevations under original approval ref. 20200206:



Elevations under non-material amendment ref. 20231181:



Elevations proposed under current non-material amendment application ref. 20240223:



Installation of log burner resulting in a need for an external flue on side (south-east) elevation

The flue is modest in height and would be located in the south east side elevation which faces into the garden of the dwelling, Meopham is also not within a Smoke Control Area. Due to its modest size and siting and that the site is not within a Smoke Control Area it is considered that the flue would not introduce any new material planning considerations or materially increase the impact of the proposed development, as such it is considered to be non-material.

Installation of three rooflights in side (south-east) elevation

There are already rooflights in the approved roof slope in the side (north-west) elevation so this is already part of the character of the dwelling, as such an additional three rooflights in the south-east side elevation would therefore not appear out of keeping. There is no first floor accommodation in the dwelling so there would be no issues with overlooking to any neighbouring properties. The proposed rooflights therefore do

not raise any new material planning considerations or materially increase the impact of the proposed development, as such it is considered to be non-material.

Doors and windows are proposed to be black painted timber instead of the approved white painted timber

The change from white to black would not raise any issues as black is considered to be an equally sympathetic colour, therefore the colour change in windows and doors from white to black does not raise any new material planning considerations or materially increase the impact of the proposed and is considered to be non-material.

Rainwater goods to be black uPVC instead of the approved black metal gutters and downpipes

The approved plans under original approval ref. 20200206 showed that gutters and downpipes were to be black metal. It was considered necessary to condition samples of materials given the proximity of the site to the grade II listed Norwood Farmhouse. Those materials were approved under approval of conditions application ref. 20230510 and it can be seen that the approved details state that uPVC gutters and downpipes were proposed and these were approved under ref. 20230510. As approval for the use of uPVC for the rainwater goods has already been approved under condition there is nothing to assess here as there is no actual change.

Conclusion

The proposed amendments are considered to be non-material amendments.

Recommendation:

Approval of non-material amendment

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	11th April 2024	Dated:	11th April 2024