

Delegated Report

Application No:	20211408
Location:	45 Goodwood Crescent Gravesend Kent DA12 5EZ
Description:	Application for non-material amendment to planning permission reference number 20210336 to allow the change of the side door access into a window and incorporate the access into the entrance hall, but still retain the rear door for the garden.
Applicant:	Mr Joginder Singh

Proposal

Application for a non-material amendment to planning permission reference 20210336 for the conversion of carport and garage into habitable rooms, and the demolition of existing rear extension and replacement with single storey rear extension. The non-material amendment is to allow the change of the side door access into a window and incorporate the access into the entrance hall, but still retain the rear door for the garden.

The application consists of the following
Application Form Dated 12 November 2021;
Drawing no. 45GC/A3/01 (Existing and Proposed Front and Rear Elevations);
Drawing no. 45GC/A3/02 (Existing and Proposed Side Elevations); and
Drawing no. 45GC/A3/03 (Proposed Floorplans).

Relevant Planning History

20210336 ****REVISED DESCRIPTION**** Application for the conversion of carport and garage into habitable rooms, and the demolition of existing rear extension and replacement with single storey rear extension.

Permitted 21/05/2021

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.

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 allow the change of the side door access into a window and incorporate the access into the entrance hall, but still retain the rear door for the garden;



It is considered that the above changes are non-material in terms of the size of the development and the application can be supported. They are considered an overall improvement.

Recommendation:

Approval of non-material amendment.

See draft Decision

Case Officer: Miss Faye Hobbs	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 01 February 2022	Dated: 1 st February 2022