



Delegated Report

Non-Material Amendment Application

Application No:	20230945
Location:	The Orchards, 23 Watling Street, Gravesend, Kent, DA11 7NU
Description:	Application for non-material amendment to planning permission reference number 20230729 to allow an alternative design of the gates.
Applicant:	Mrs G Kaur

Submitted Documents/Plans

- Application Form - dated 09/09/2023;
- Supplementary Information - Highway Technical Support Letter by Highway Planning Ltd;
- Drawing no. 1121.WD.12D - Proposed Site Plan and Front Boundary Elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230729	Erection of front boundary wall, gates and railings.	PERMITTED	31.08.2023

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.

Consultations, Publicity and Representations

Consultees

GBC Highways Officer - The proposed amendment appears to be purely cosmetic as the style of the gate, but not its operation will change. I have no objections.

Neighbouring properties

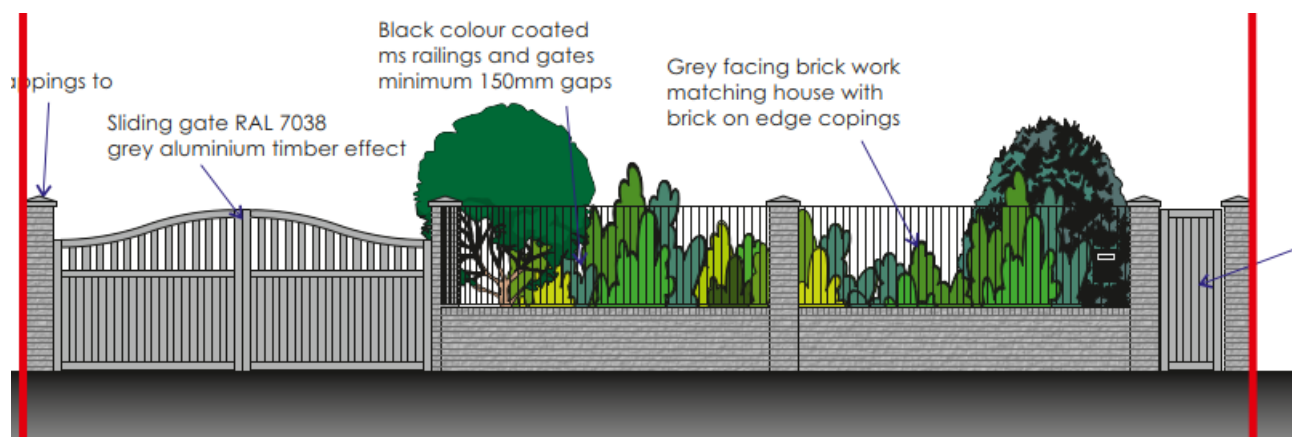
No surrounding properties were consulted for this S.96A application, however four representations were received all in support of the development.

Officer's 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 this application are to the front gates of the property, previously approved in 2023 (ref. 20230729). The approved scheme included a condition to ensure that the gates and railings had a minimum spacing of 150mm, to provide visibility.

The front boundary railings will remain as approved, however the proposed gates are to be solid grey aluminium timber effect (see image below). This is not considered to be harmful in terms of design and the highways officer has not objected to any safety issue with the solid gates.



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

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:	<i>Ethan Bonthron</i>	Signed:	<i>R Hart</i>
Dated:	6 th October 2023	Dated:	9 th October 2023