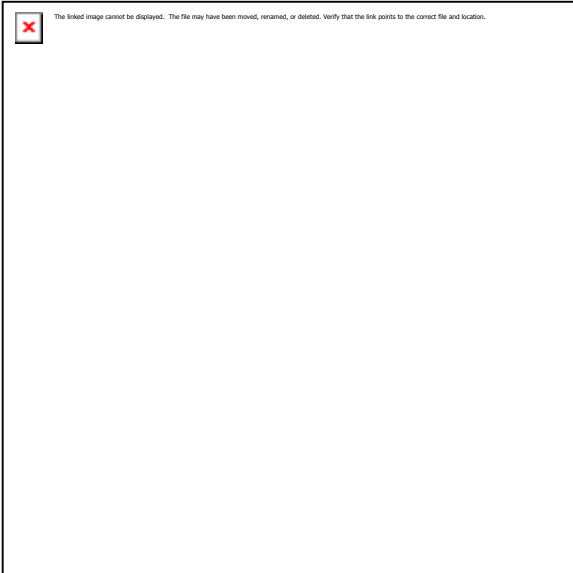




Delegated Report

Householder Planning Application

Planning Application No: 20220189

Location: 25 The Avenue Gravesend Kent DA11 0NA

Description: Application for non-material amendment to planning permission reference number 20210529 to allow the replacement of the B-fold doors with single doors and side windows, velux windows with single flat glass roof light onto flat roof.

Applicant: Mr Jasbir Dosanjh

Proposal

Application for a non-material amendment to planning permission reference 20210529 for the erection of a single storey rear extension. The non-material amendment is to allow the replacement of the B-fold doors with single doors and side windows, velux windows with single flat glass roof light onto flat roof.

The application consists of the following;

Application form dated 21st February 2022

Drawing No. 25TA/A3/01A

Drawing No. 25TA/A3/02A

Relevant Planning History

20210529 **REVISED DESCRIPTION** Erection of single storey rear extension.

Permitted 21/06/2021

Development Plan

As an application under S.96A of the Town and Country Planning Act the considerations turn to whether the

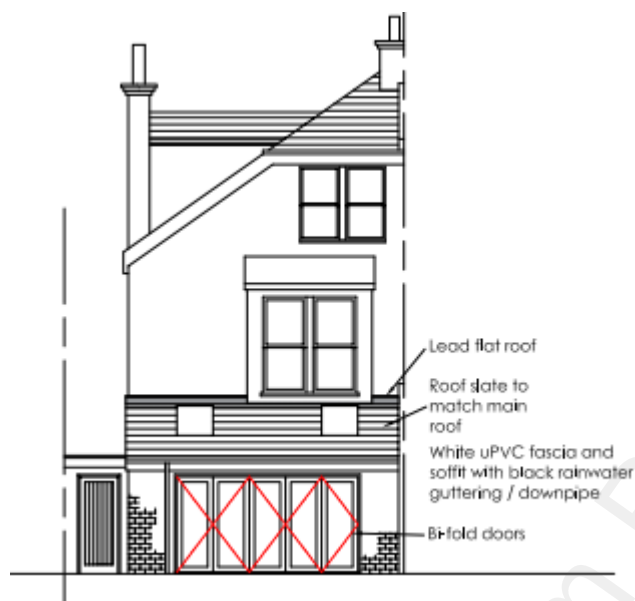
proposals are non-material. The application is not assessed under the development plan.

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 this application are the replacement of bifold doors with single doors and side windows in the rear elevation and the replacement of velux windows with a single flat glass roof light on the flat roof of the single storey rear extension.

Approved Elevations



Proposed Elevations



This change to the approved plans can be considered non-material as it will not result in a significant

change that would materially alter the appearance of the property, affect the character of the wider area or neighbour amenity.

Conclusion

It is considered that the above change is non-material in terms of the overall development and the application can be supported.

Recommendation

Approval of non-material amendment

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Karen Cronin	Team Leader:	Faye Hobbs
Signed:	K. Cronin	Signed:	
Dated:	15th March 2022	Dated:	16 March 2022