

Delegated Report

Planning Application

Planning Application No: 20231170

Location: 38 Fairview Road Istead Rise Gravesend Kent

Description: Application for a non-material amendment to planning permission reference number 20230802 to allow the change the existing concrete tile roof finish to slate finish.

Applicant: Mr Sargent

Proposal

Application for a non-material amendment to planning permission reference 20230802 to allow the change the existing concrete tile roof finish to slate finish. No further alterations are proposed.

The application consists of the following
Planning Application Form;
Covering Letter; and
Drawing No. PD-10 Rev A, all received 17th November 2023.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230802	Erection of two dormer windows to the rear roof slope and two to the front roof slope with single storey front infill extension and conversion of existing integral garage into a games room.	Permission	22.09.2023

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 although Policy CS19 of the Gravesham Local Plan Core Strategy would be relevant if it was considered that the amendments were material changes.

Consultations, Publicity and Representations

None necessary for a non-material amendment type application.

Planning 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 within this application are to allow for a change in materials due to issues of sourcing a match of the existing old concrete tiles, as stated in the supporting application form. The applicant would therefore like to change the existing concrete tile to a new slate roof finish for the whole roof. It has also been stated that the advice of the structural engineer is that slate will reduce the weight of the roof to aid with the structural design. The overall approved design would remain the same.

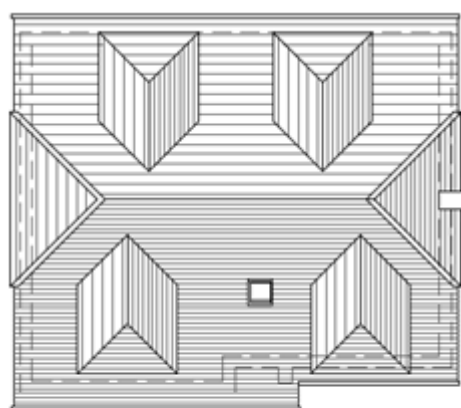
Approved Rear Elevation from 20230802



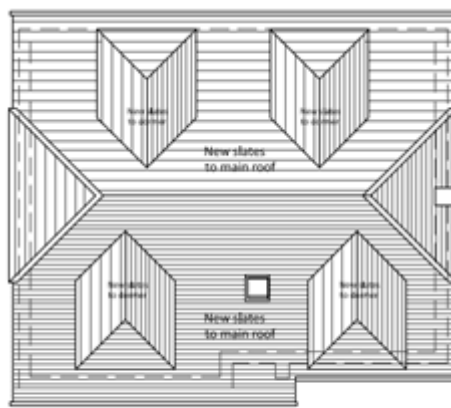
Proposed Revised Elevations



Approved Roof Plan from 20230802



Proposed Roof Plan



The proposal would result in a change of the whole roof from concrete tiles to slate which would be an acceptable material and would also result in the whole roof being the same. It is therefore considered that as the overall finish would be matching and would only result in a change in the finish external materials, it would have no additional impact on the amenities of the neighbouring properties and therefore it is considered that the proposed amendment would not result in any further impact over the already approved scheme.

It is considered that the above changes are non-material and the application can be supported.

Recommendation:

APPROVAL of a Non-Material Amendment subject to informatives

Planning Conditions

None.

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:	<i>A Cue</i>	Signed:	<i>R Hart</i>
Dated:	6th December 2023	Dated:	7th December 2023