



Delegated Report

Application No:	20220039
Location:	Whiteoaks Wrotham Road Meopham Gravesend
Description:	Application for non-material amendment to planning permission reference number 20210932 to allow increase in size of bay window.
Applicant:	Mr James Ellis

Proposal

Application for a non-material amendment to planning permission reference 20210932 to allow increase in size of bay window. The proposed alterations include the increase in width of the bay window from the front by 550mm approx. and would join the front porch.

The application consists of the following
Planning Application Form received 14th January 2022;
Drawing No. 21-0630 100 – Proposed Plans and Elevations as approved received 14th January 2022; and
Drawing No. 21-0630 100 Rev A – Existing and Proposed Plans and Elevations received 14th January 2022.

Relevant Planning History

Application Ref. No.	Description	Status	Date
20211225	Application for Lawful Development Certificate for the proposed erection of a single storey rear extension.	Certificate Granted	15.11.2021
20210932	Extensions and alterations to existing dwelling to include: demolition of the west chimney	Permission	01.10.2021

stack, conversion of attached garage, additional storey to existing porch, new bay window to front and alterations to existing openings.

20080756	Application for Lawful Development Certificate for the proposed construction of a dormer extension in southern side roof slope, two dormer windows in northern side roof slope and conversion of roof space into two bedrooms and bathroom/wc.	Certificated Granted	18.09.2008
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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

Consultations

None

Publicity and Representations

None necessary for a non-material amendment type application.

Planning Analysis

Procedural Issues

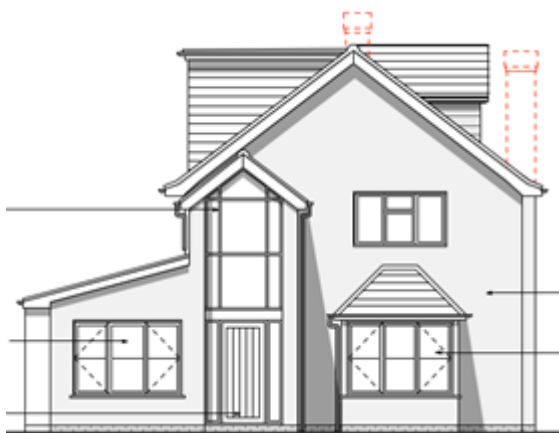
The single storey rear extension shown on Drawing No. 21-0630 100 Rev A was granted under a Lawful Development Certificate (Ref. 20211225) and therefore does not form part of this non-material planning application.

Assessment

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 to allow for the front dormer window to be widened to join the existing front porch and remove the gap which the applicant feels would be a cold area that would result in damp and a collection point for rubbish and rainwater and would be difficult to access to maintain.

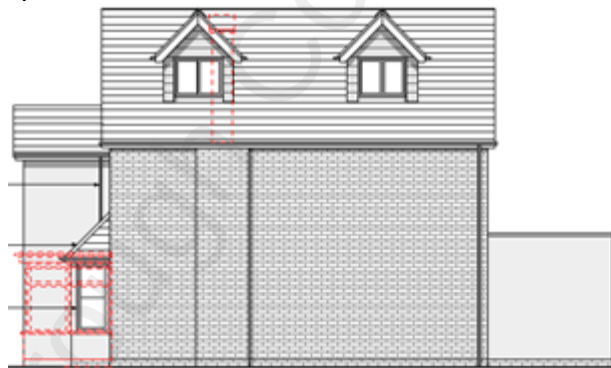
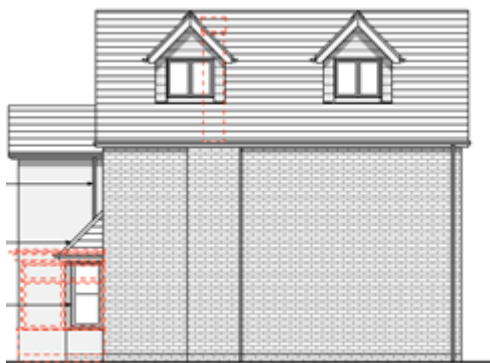
Approved front elevation from 20210932 Proposed revised elevation



Approved side elevation from 20210932



Proposed revised side elevation



The proposed increase in width of the bay window 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:	Mrs Amanda Grout	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 nd February 2022	Dated:	22 February 2022