

Delegated Report

Application No:	20211226
Location:	Open Space St Patricks Gardens Gravesend Kent
Description:	Application for non-material amendment to planning permission reference number 20190503 to relocate the car park entrance from the south to the north of the site.
Applicant:	Mr Jason Wild, Westridge Construction Ltd

Proposal

Application for a non-material amendment to planning permission reference 20190503 to relocate the car park entrance from the south to the north of the site.

The application consists of the following
Application Form; and
Drawing No.18-026 D010 Rev A – Proposed Site Plan.

Relevant Planning History

20190503 - Erection of one, four-storey flat block with ancillary spaces, associated car parking, landscaping and improvements to existing children's playground. The flat block will contain a total of 23 affordable units including 7 no. x 1 bedroom rented flats and 16 no. x 2 bedroom rented flats.
Permitted 27.09.2019

Development plan

Section 96A of the Town and Country Planning Act 1990, allows for Local Planning Authorities to make changes to any planning permission relating to land within their area, if they are satisfied that the change is not material. No definition is provided to what constitutes a non material amendment, but section 96a of the Act, does state that in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. The consideration therefore turns to whether the proposals are a non-material amendment.

The application is not assessed under the development plan and consultations are not undertaken.

Analysis

Prior to this application, no changes have been made to the planning permission as originally granted under 20190503. Therefore the only factor to consider is whether this application, constitutes a non-material amendment.

The proposed change does not increase overlooking of neighbours in any way and does not result in greater visual intrusion, loss of light or feeling of enclosure to neighbours. In addition, it does not harm the character of the development and appearance of the development. As such, to relocate the car park entrance from the south to the north of the site.



Permission

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	28th October 2021	Dated:	28 October 2021