



Delegated Report

Non-material Amendment

Planning Application No: 20250111

Location: Westside Wrotham Road Meopham Gravesend

Description: Application for a non-material amendment to planning permission reference number 20240775 to allow changes to approved plans of driveway finish, additional rooflight, relocation of a window, additional bay window, revised fenestration and changes to internal layout.

Applicant: Mr and Mrs S. Phagura

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 1101 Rev G – Proposed Site Block Plan;
Drawing No. 1110 Rev G – Proposed Ground Floor Plan;
Drawing No. 1111 Rev G – Proposed First Floor Plan;
Drawing No. 1112 Rev G – Proposed Loft Plan;
Drawing No. 1113 Rev G – Proposed Roof Plan;
Drawing No. 1120 Rev G – Proposed Section AA;
Drawing No. 1121 – Proposed Section BB;
Drawing No. 1130 Rev G – Proposed North Elevation;
Drawing No. 1131 Rev A – Proposed East Elevation;
Drawing No. 1131 Rev G – Proposed South Elevation;
Drawing No. 1133 Rev A – Proposed West Elevation; and
Covering Letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240775	Demolition of the existing two-storey three-bedroom dwelling and the erection of a two-storey four-bedroom detached self-build dwelling, associated hard and soft landscaping, and car parking.	Permitted	22.11.2024

Development Plan

As an application under S.96A of the Town and Country Planning Act 1990 the consideration relates to whether the proposal is a non-material amendment to the planning permission. The application is not assessed under the development plan.

Consultations, Publicity and Representations

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015

provisions relating to statutory consultation and publicity do not apply, and consultations/publicity are therefore at the discretion of the local planning authority.

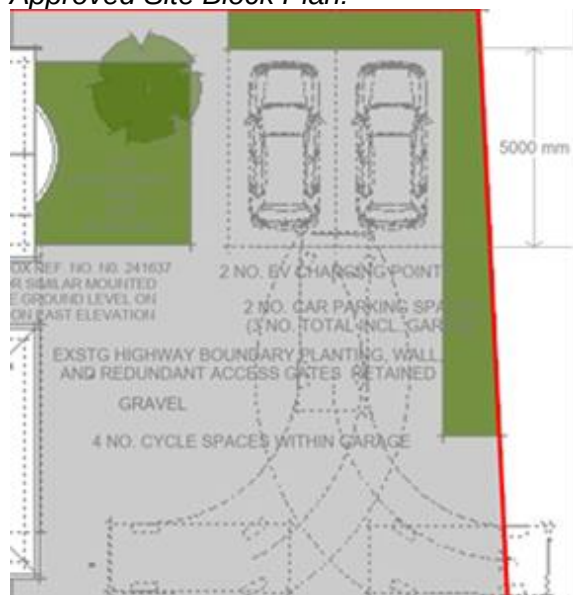
Officer's Analysis

There is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – an amendment that is 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.

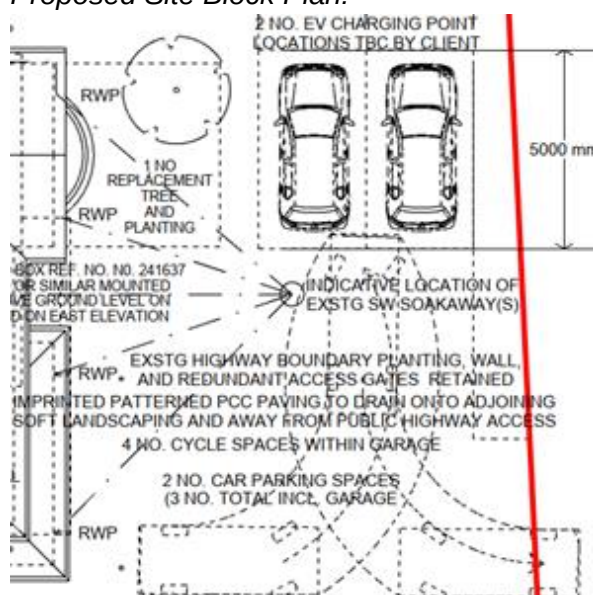
The proposal seeks to allow changes to approved plans of;

- Driveway finish – imprinted patterned PCC paving instead of gravel
- Additional rooflight over the first floor dressing room on the south elevation
- Relocation of a window to the ground floor games room on the north elevation
- Additional bay window to the kitchen area on the west elevation
- Revised fenestration
- Changes to internal layout on first, second and loft floor in response to Building Regulations requirements

Approved Site Block Plan:



Proposed Site Block Plan:



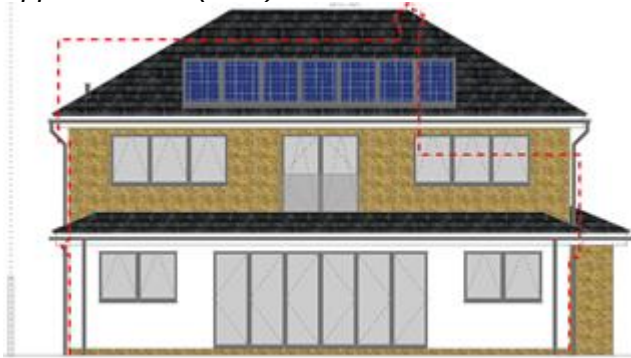
Approved front (east) elevation:



Proposed front (east) elevation:



Approved rear (west) elevation:



Proposed rear (west) elevation:



Approved side (north) elevation:



Proposed side (north) elevation:



Approved side (south) elevation:



Proposed side (south) elevation:



The main changes to the proposal include elevational treatments and window changes. Such changes would be able to be carried out under permitted development, and they are not considered to result in a material change to the overall proposal. The use of bonded materials for the driveway would be an improvement, avoiding any loose stones or materials dislodging onto the highway. A soakaway is included on the plans, with an annotation for rainwater to drain onto the soft landscaping and away from the highway.

Overall, the changes will be negligible within the context of the application site and surrounding area.

With the exception of the approved plans, the changes have no bearing on the conditions from the original planning permission 20240775, which will remain applicable.

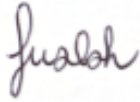
It is considered that the above changes are non-material in terms of the nature of the development and the application can be supported.

Conclusion and Recommendation

The proposed changes are considered to be non-material amendments, and a separate planning permission would not therefore be required.

Approval of Non-material amendment

(For detailed informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Mrs Faye Walsh
Signed:	<i>A Cue</i>	Signed:	
Dated:	10th March 2025	Dated:	10 March 2025