



Delegated Report

Application No:	20250635
Location:	Cherry Dene, Norwood Lane, Meopham, Gravesend
Description:	Application for a non-material amendment to planning permission reference number 20240580 to allow a sloped roof above the proposed flat to the garage.
Applicant:	Mr Russ Coleman, R And D Elite Ltd

Proposal

Application for a non-material amendment to planning permission reference number 20240580 to allow a sloped roof above the proposed flat to the garage.

The application consists of the following:

Application Form

Drawing no. 0724.WD.01H (proposed floor plans dwelling A)

Drawing no. 0724.WS.11C (proposed south and west elevations dwelling A)

Drawing no. 0724.WD.10C (proposed north and east elevations dwelling A)

Relevant Planning History

20240580	Erection of two detached houses with associated car parking, cart lodge car port and new entrance drive.	Permitted	26.03.2025
20231049	Erection of two detached houses with associated car parking, cart	Refused	11.12.2023

lodge car port and new entrance drive.

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.

Consultation

As this is an application for a non-material amendment there is no requirement to consult with neighbouring properties. Nevertheless the Council has received three representations objecting to the proposals. The concerns are listed below:

- This development should never have been permitted. More trees than agreed have been felled. Trees were removed during nesting season leaving birds with their nests and eggs destroyed.
- Neighbours have been disrespected.
- This now bigger building should not be allowed. It is too big already. It will block light to my garden and leave others very overlooked.
- This adds a new window resulting in overlooking
- The garage may be converted into living accommodation
- The property should not be allowed to extend further
- This application is not 'non-material' as it significantly increases the size
- Too large for the plot
- Reduction of light to neighbours

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 original planning application 20240580 was approved subject to condition 2 below:

The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form

Drawing no. 0724.WD.05F (proposed site plan)

Drawing no. 0724.WD.04 (existing site plan)

Drawing no. 0724.WD.12 (OS plan)

Drawing no. 0724.WD.09A (dwelling B - elevations front north and side east)

Drawing no. 0724.WD.08 (dwelling B - elevations rear south and side east)

Drawing no. 0724.WD.10 (dwelling A - elevations north front and east side)

Drawing no. 0724.WD.11 (dwelling A - elevations south rear and west side)

Drawing no. 0724.WD.01C (proposed floor plans - dwelling A)

Drawing no. 0724.WD.02A (proposed floor plans - dwelling B)

Amended Arboricultural Impact Assessment and Method Statement by Cantia

Reason: For the avoidance of doubt and in the interests of proper planning.

The approved elevations are shown below alongside the proposed plans:

Approved plans:	Proposed plans:
Front: 	
Eastern side: 	
Western side: 	

There is no change to the rear. As can be seen from the drawings above, the proposed change is a pitched roof over the garage. The floor plans show this will not increase the number of bedrooms but will increase the size of them.

The proposed plans increase the size and bulk of the dwelling and will be visible from neighbouring properties. It is therefore necessary that the neighbours are consulted on the proposed changes. A non-material amendment is a change that is so minor it is not necessary to consult and therefore this is the incorrect procedure for this change.

The proposed increase in roof height and design are materially different to what was approved and therefore is not considered non-material and requires a formal application.

Recommendation:

Refuse

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	22 July 2025	Dated:	22nd July 2025