



Delegated Report

Planning Application No: 20240681

Location: 36 Sirdar Strand Gravesend Kent DA12 4LP

Description: Application for a non-material amendment to planning permission reference number 20160723 to allow completion of the approved two storey front extension with the following amendments 1 - Omitting the approved main access to the side elevation of the original building 2 - Repositioning main access door to the front elevation of the two storey front extension 3 - Retaining the original ground floor window to the original structures side elevation and 4 – New high level window to front extension, side (South) elevation.

Applicant: Mr & Mrs Neale

Site Visit Date: **Desktop Assessment**

Proposal

Application for non-material amendment to planning permission reference 20160723 relating to:

- Repositioning of the main entrance from the side elevation to the front elevation and
- Retaining the original ground floor window to the original structures side elevation.
- Instillation of a high level window to front extension, side (South) elevation.

The application consists of the following:

Application Form Dated 23/07/2024;
Drawing Number 016-025/002 Rev A (Elevations – Existing);
Drawing Number 016-025/003 Rev A (Ground Floor Plan – Existing);
Drawing Number 016-025/004 Rev A (First Floor Plan – Existing);
Drawing Number 016-025/005 Rev C (Elevations – Proposed);
Drawing Number 016-025/006 Rev C (Ground Floor Plan – Proposed);
Drawing Number 016-025/007 Rev B (First Floor Plan – Proposed);
Drawing Number JMD-1226-B-010 Rev.P1 (Site Location Plan);
Drawing Number JMD-1226-B-110 Rev.P1 (As Built Elevations – Existing);
Drawing Number JMD-1226-B-100 Rev.P1 (Original Built Elevations);
Drawing Number JMD-1226-B-120 Rev.P1 (Approved Elevations);
Drawing Number JMD-1226-B-130 Rev.P1 (As Built Elevations);
Drawing Number JMD-1226-B-140 Rev.P1 (Original Floor Plans);
Drawing Number JMD-1226-B-150 Rev.P1 (Approved Floor Plans); and
Drawing Number JMD-1226-B-1760 Rev.P1 (As Built Floor Plans – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
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20160723	Erection of a single storey rear extension and erection of a two storey front extension	Permission	15.09.2016
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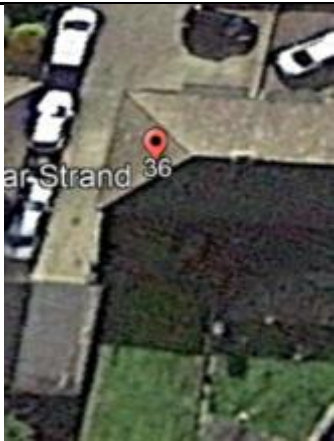
Development Plan

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.

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 to application under S.96A.

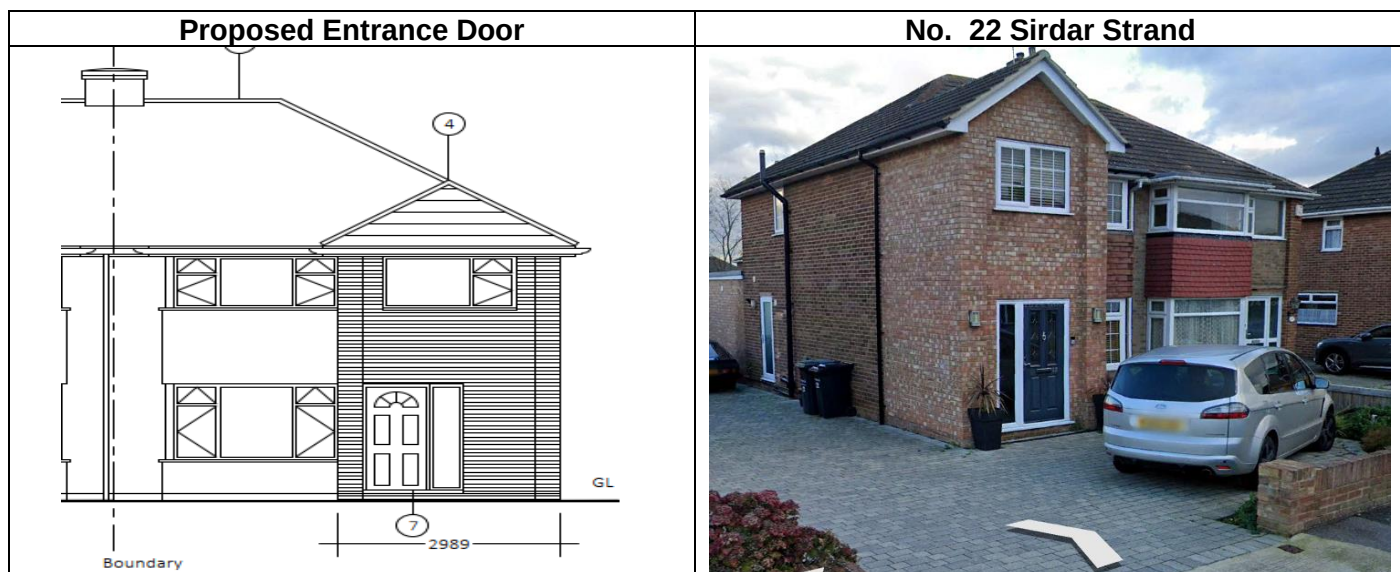
For the avoidance, despite planning application reference 20160723 (for the erection of a single storey rear extension and erection of a two storey front extension) being approved on 15.09.2016, the permission has not lapsed. The approval has been implemented through the erection of the single storey extension to the rear of the property.

2015	2018
	

Amendments

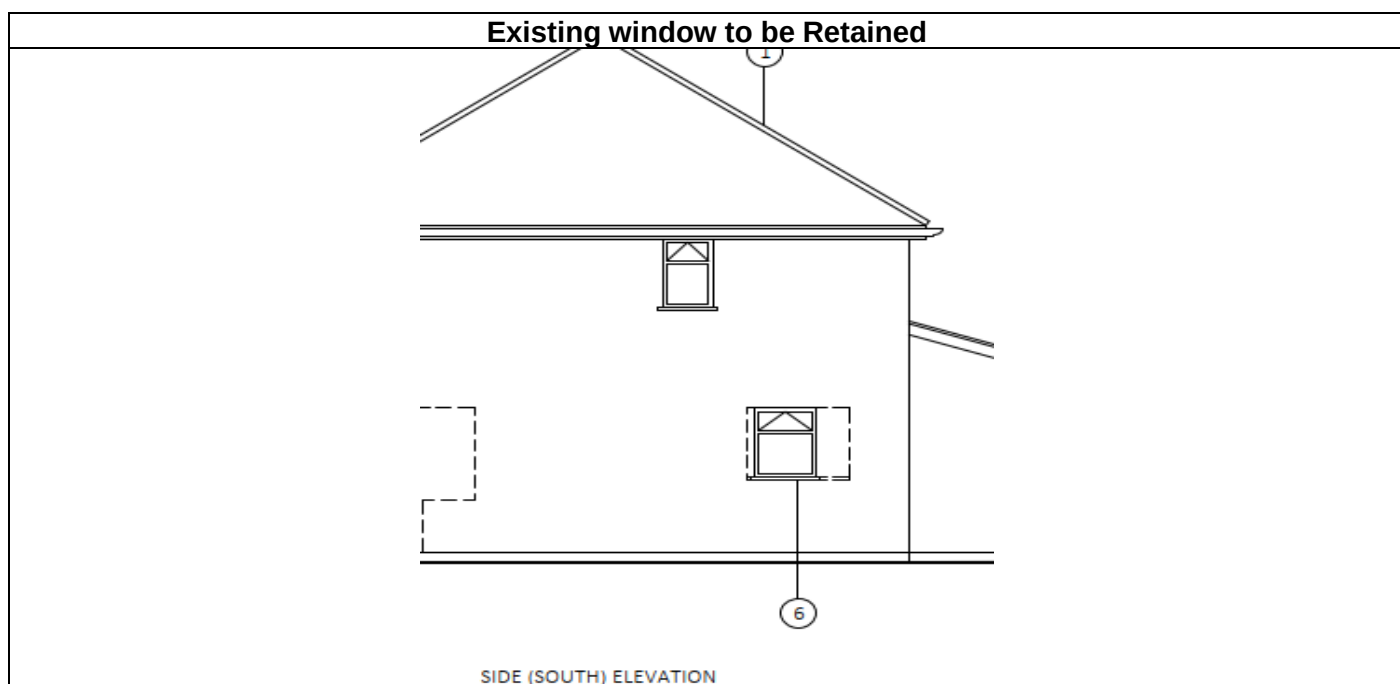
The first proposed change is the repositioning of the front entrance door. The application proposes the door to be repositioned from the side elevation to the front elevation.

The application site is located within an area where many of the semi-detached properties have undergone various developments including two storey front extensions similar in size and design to the proposal and include entrance doors located to the front elevation:



As such, it is not considered that this amendment would have an additional impact on the surrounding street scene and it is therefore considered that this part of the application would not result in any further impact over the already approved scheme and would be supported.

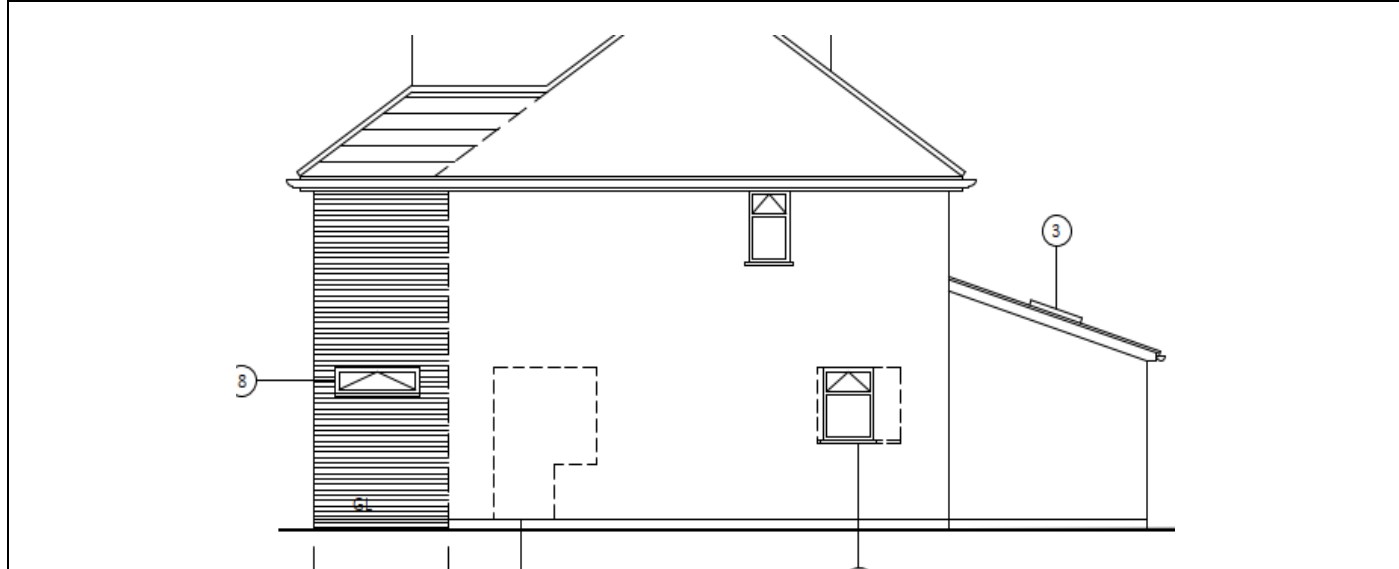
The next proposal within the application is to retain the original ground floor window to the side elevation, without the instillation of the previously approved larger window.



The existing window is not considered to be detrimental to the host dwelling and is a common feature throughout the existing street scene. As such, this part of the application would not result in any further impact over the already approved scheme and would be supported.

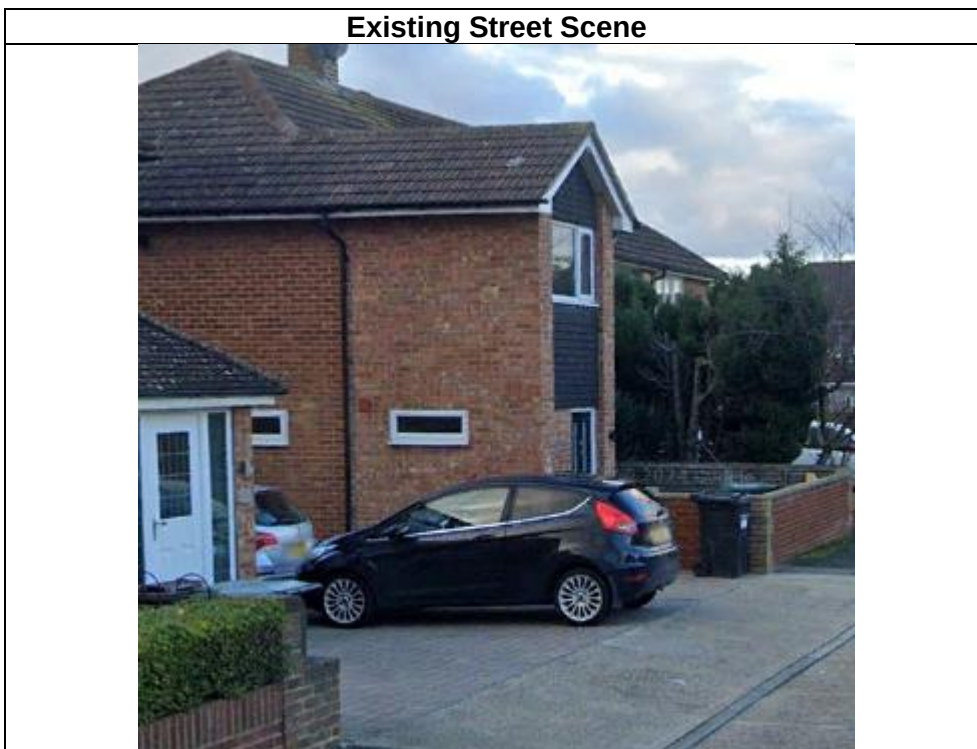
The final proposed change to the development is the installation of a high level window to the flank elevation of the proposed front extension.

Proposed Window to Flank Elevation



The proposed window would align with the existing window to the original flank elevation and is considered to be of an acceptable design. Furthermore, there are examples of similar designs within the immediate street scene:

Existing Street Scene



The proposed window would serve the newly formed W/C and as such would be required to obscure glazed to Pilkington Level 3 or above and will be conditioned to be so.

The newly formed window to the W/C is not considered to be a habitable window and as such there are no concerns with the impact on the amenity of neighbouring properties.

As such, it is not considered that this amendment would have an additional impact on the surrounding street scene and it is therefore considered that this part of the application would not result in any further impact over the already approved scheme and would be supported.

For these reasons, the application is recommended for permission and a planning application is not required.

Conclusion

The Local Planning Authority is of the opinion that the proposed alterations do not represent a material change to the original permitted application. As such, the proposal does not require planning permission and therefore can be dealt with as a non-material amendment.

Recommendation

Approval of non-material amendment

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	19th August 2024	Dated:	19 August 2024