

Delegated Report

Application No:	20231181
Location:	Land Adjacent And To The Rear Of Norwood Farm House Norwood Lane Meopham
Description:	Application for a non-material amendment to planning permission reference number 20200206 to allow revision to fenestration as a result of an amended internal layout.
Applicant:	Mr T Crooks

Proposal

Application for a non-material amendment to planning permission reference 20200206 to allow revision to fenestration as a result of an amended internal layout. The application consists of the following:

Application Form;
Covering Letter;
Drawing No.01 Rev A – Site Location Plan;
Drawing No.03 – Proposed Floor Plan;
Drawing No.03 Rev A – Proposed Block Plan; and
Drawing No.04 – Proposed Elevations.

Drawing No.04 – Proposed Elevations (as Approved); and
Drawing No.03 – Proposed Floor Plan (as Approved).

Relevant Planning History

20200206 – Erection of 1x detached dwelling house with associated access parking and amenity space. **Permitted 05.06.2020**

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 an application under s.96A.

The proposed changes for to this application are set out with the covering letter and are as follows:

Front (South-west elevation)

Previously no fenestration indicated.

- Door to utility room added.

Side (South-east elevation)

Previously 4 windows (2 bedrooms, bathroom and secondary window to living room) and a set of patio doors (on north-east corner)

- Patio doors moved towards southern end of building due to re-located living room.
- Window arrangements revised with three windows being shown to Master bedroom, bedroom 2 and bedroom 3/study and one window to kitchen.

Rear (North-east elevation)

Previously 2 windows (to living room and kitchen)

- Proposed window serving an en-suite bathroom for Master-bedroom.

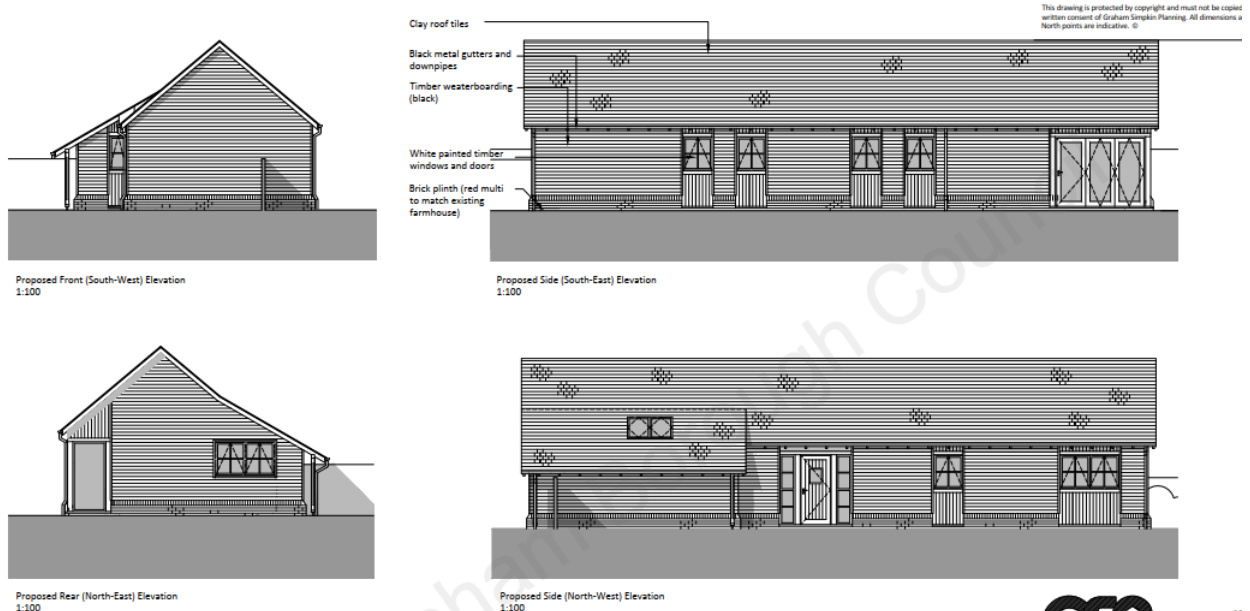
Side (North-west elevation)

Previously a single rectangular roof-light, the main entrance door and two other windows

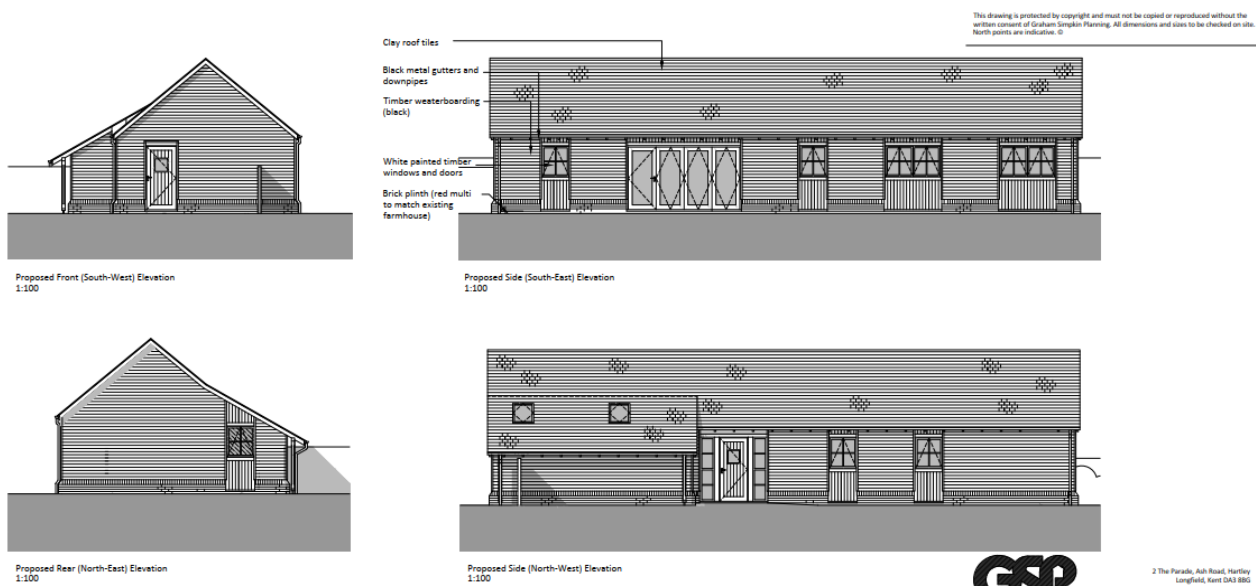
- Roof light split into two smaller roof lights (both serving bathrooms).
- Main entrance positioned adjusted
- 2 smaller windows (secondary to living/dining space)

The following extracts shows a comparison between the approved and proposed elevations.

Approved



Proposed



It is considered that the above changes do not introduce any new material planning considerations or materially increase the impact of the approved development, as such the application can be supported.

Recommendation:

Permission

See draft Decision

Case Officer:	Mr Richard Hart	Team Leader:	Mr Shazad Ghani
Signed:	<i>R Hart</i>	Signed:	<i>S. Ghani</i>
Dated:	19th December 2023	Dated:	20 December 2023