

Delegated Report

Non-Material Amendment Application

Application no: 20250277

Location: Long Reach, Sole Street Cobham Gravesend

Description: Application for a non-material amendment to planning permission reference number 20220001 to allow changes to approved plans; reduction in size of length of extension and changes to windows.

Applicant: Chris Zgoda

Site Visit Date: N/A

Proposal

This is a non-material amendment to planning permission reference number 20220001 to reduce the length of the extension and to alter some fenestration.

The application consists of the following

- Application Form; and
- Drawing no. 3921.WD.03J; and
- Drawing no. 3921.WD.06R.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220001	Demolition of existing conservatory and erection of a single storey side extension.	Permitted	28.02.2022

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.

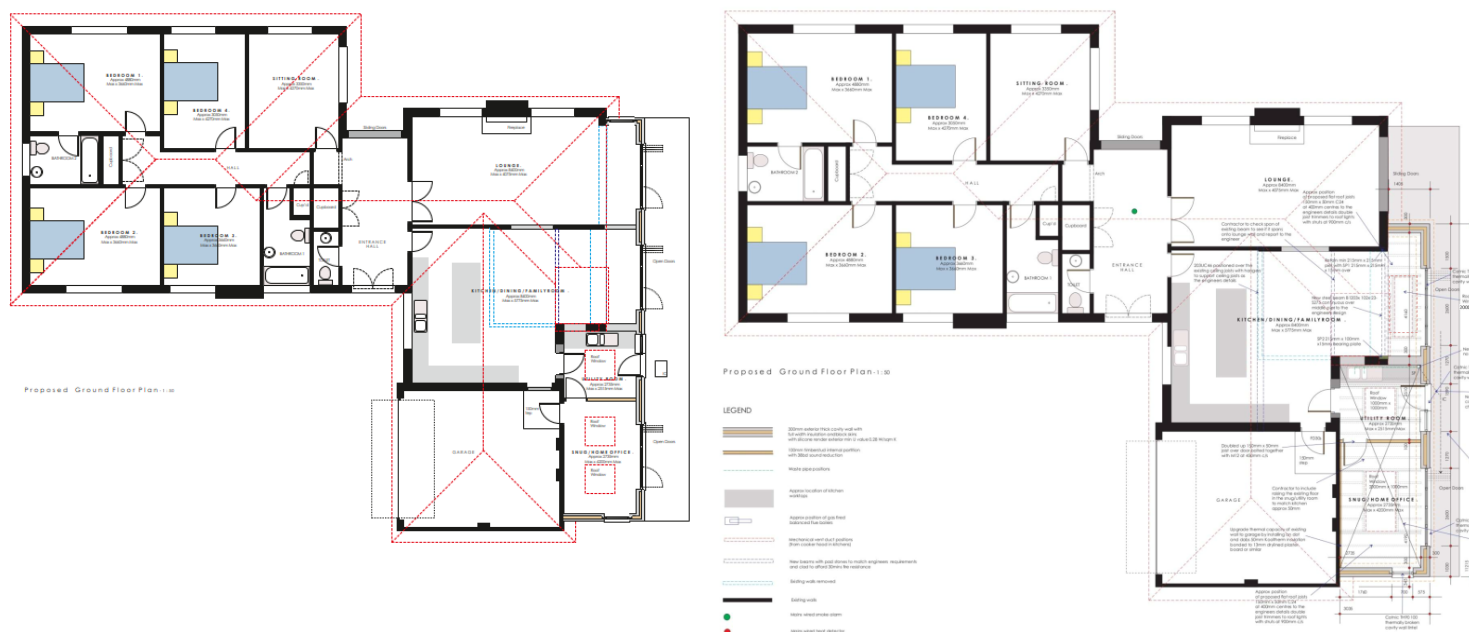
Analysis

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, which have already been carried out, are to reduce the length of the extension and to the arrangement of a door and window in the extension.

For ease of reference the approved and proposed floor plans and elevations are:

Approved and proposed floor plan



Approved and proposed elevations



The extension as approved was 15m in length and the proposed amendment is to reduce it to 11.2m, a reduction of 3.8m. There is no concern with the extension being reduced in length as this would be a

smaller extension than approved. It does not affect the roof form in any way as this was a flat roof as approved and the extension would just be of a shorter length.

The changes in respect of the windows relate to the side elevation of the extension. In the approval there was a door and window approved to the utility room and this would be flipped round so it would now be a window and door. This is a small change and would not affect the extension in design terms or impact the amenity of any neighbouring properties.

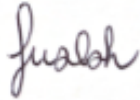
Conclusion

The proposed amendment to the extension approved under application ref. 20220001 in respect of a shorter length of the extension and a change of a door and window to a window and door are considered acceptable and are deemed to constitute a non-material amendment.

Recommendation:

Approval of Non-Material Amendment

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	11th June 2025	Dated:	13 June 2025