



Delegated Report

Non-Material Amendment Application

Application no: 20260025

Location: Bluebells, Willow Walk, Meopham Gravesend

Description: Application for a non-material amendment to planning permission reference number 20250971 to allow changes to general design development including minor internal replanning of Plot B, omission of the proposed 3 no. pairs of external sliding doors to the rear east ground floor elevation of Plot B, and their replacement with 2 no. windows and 1 no. pair of sliding doors, reference BEWG.3.1, BEWG.3.2 and BEDG.2.1, the addition of 2 no. undercroft access doors, reference BEDG.3.1 and BEDG.3.2, to the front west ground floor elevation of Plot B.

Applicant: Mr and Mrs M. Cantwell

Site Visit Date: N/A

Proposal

This is a non-material amendment to planning permission reference number 20250971. This permission was for retention, remodelling and extension of the existing property to create two self-build single dwellinghouses. The changes proposed in this non-material amendment application are:

- Minor internal replanning of Plot B;
- Omission of the proposed 3 no. pairs of external sliding doors to the rear east ground floor elevation of Plot B, and their replacement with 2 no. windows and 1 no. pair of sliding doors & roof light to east roof slope of Plot B;
- Omission of the proposed replacement external window, reference BEWG.1.4, to the side south elevation of Plot B, and the blocking off of the existing opening with brickwork to match existing & alteration of PV panel arrangement on south roof slope of Plot A;
- Raising in height of proposed external ground floor windows, reference BEWG.1.5 and BEWG.1.6, to the front west ground floor elevation to suit proposed part raised internal floor level of Plot B; addition of 2 no. undercroft access doors, reference BEDG.3.1 and BEDG.3.2, to the front west ground floor elevation of Plot B; and rooflight and PV panels in west roof slope of Plot B.

Submitted Documents/Plans

Covering Letter;
Application form;
Drawing no. 1000 Rev. D – Location Plan;
Drawing no. 1001 Rev. F – Existing Site Block Plan;
Drawing no. 1001S – Existing Site Block Plan (Services);
Drawing no. 1009 Rev. A – Existing Foundation Plan;
Drawing no. 1009S Rev. A – Existing Foundation Plan (Services);

Drawing no. 1010 Rev. G – Existing Ground Floor Plan;
Drawing no. 1013 Rev. E – Existing Roof Plan;
Drawing no. 1020 Rev. E – Existing Sections AA and BB;
Drawing no. 1021 Rev. A – Existing Section CC;
Drawing no. 1030 Rev. D – Existing North and South Elevations;
Drawing no. 1032 Rev. D – Existing East and West Elevations;
Drawing no. 1101 Rev. H – Proposed Site Block Plan;
Drawing no. 1101S Rev. A – Proposed Site Block Plan (Services);
Drawing no. 1109 Rev. B – Proposed Foundation Plan;
Drawing no. 1109S Rev. B – Proposed Foundation Plan (Services);
Drawing no. 1110 Rev. H – Proposed Ground Floor Plan;
Drawing no. 1113 Rev. G – Proposed Roof Plan;
Drawing no. 1120 Rev. F – Proposed Sections AA and BB;
Drawing no. 1121 Rev. F – Proposed Section CC;
Drawing no. 1130 Rev. F – Proposed North and South Elevations Plot A;
Drawing no. 1131 Rev. G – Proposed North and South Elevations Plot B;
Drawing no. 1132 Rev. G – Proposed East and West Elevations;
Drawing no. 1032 Rev. D – Existing East and West Elevations;
Drawing no. 1132 Rev. G – Proposed East and West Elevations;
Drawing no. 1021 Rev. A – Existing Section CC;
Drawing no. 1009S Rev. A – Existing Foundation Plan (Services);
Drawing no. 1109S Rev. B – Proposed Foundation Plan (Services);
Drawing no. 1009 Rev. A – Existing Foundation Plan;
Drawing no. 1109 Rev. B – Proposed Foundation Plan;
Drawing no. 1010 Rev. G – Existing Ground Floor Plan;
Drawing no. 1110 Rev. H – Proposed Ground Floor Plan;
Drawing no. 1000 Rev. D – Location Plan;
Drawing no. 1030 Rev. D – Existing North and South Elevations;
Drawing no. 1130 Rev. F – Proposed North and South Elevations Plot A;
Drawing no. 1131 Rev. G – Proposed North and South Elevations Plot B;
Drawing no. 1013 Rev. E – Existing Roof Plan;
Drawing no. 1113 Rev. G – Proposed Roof Plan;
Drawing no. 1121 Rev. F – Proposed Section CC;
Drawing no. 1020 Rev. E – Existing Sections AA and BB;
Drawing no. 1120 Rev. F – Proposed Sections AA and BB;
Drawing no. 1001S – Existing Site Block Plan (Services);
Drawing no. 1101S Rev. A – Proposed Siter Block Plan (Services);
Drawing no. 1001 Rev. F – Existing Site Block Plan;
Drawing no. 1101 Rev. H – Proposed Site Block Plan;

Relevant Planning History

Reference	Description	Decision	Decision Date
20250971	Retention, remodelling and extension of the existing property to create two self-build single dwellinghouses.	Permitted	07.11.2025

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.



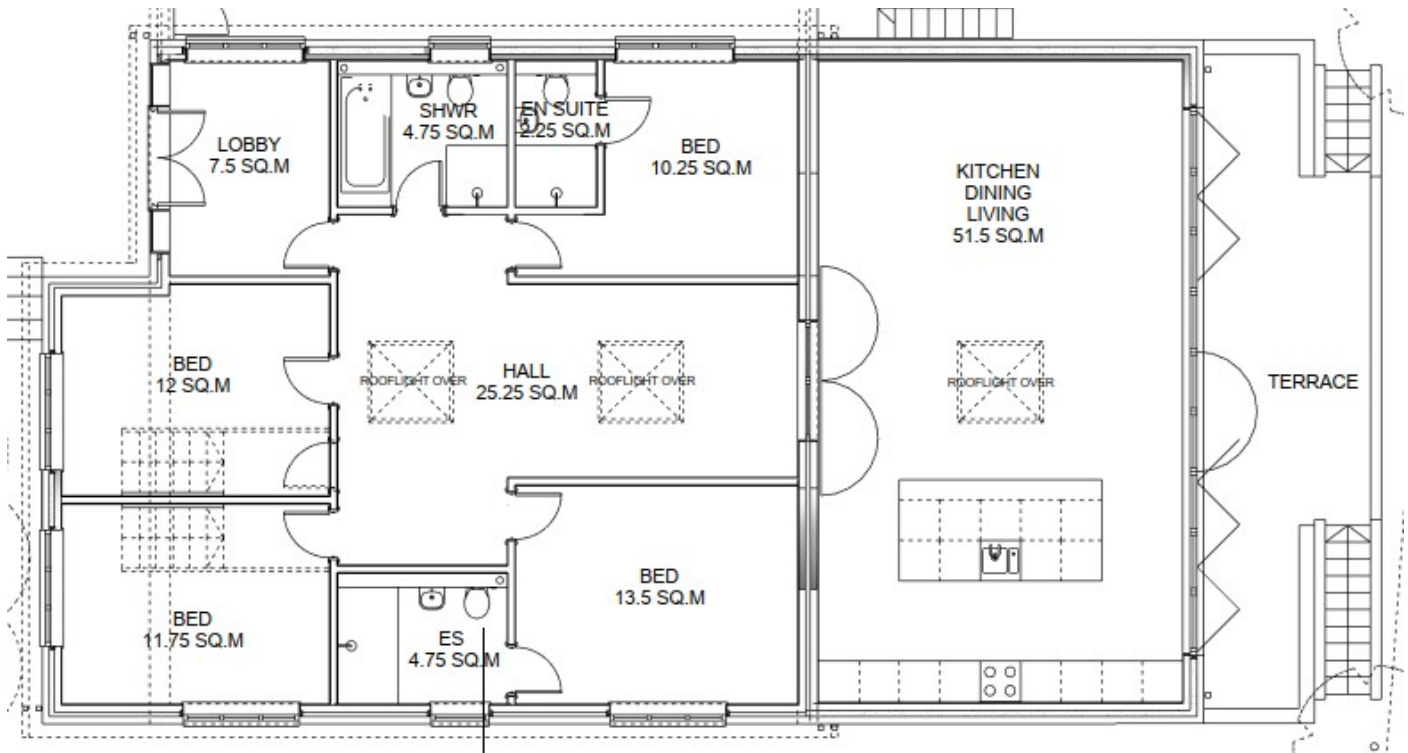
Bluebells is a detached residential dwelling located in rural settlement inset from the Green Belt and in the Meopham Downs Landscape Character Area.

The proposed changes are taken in turn:

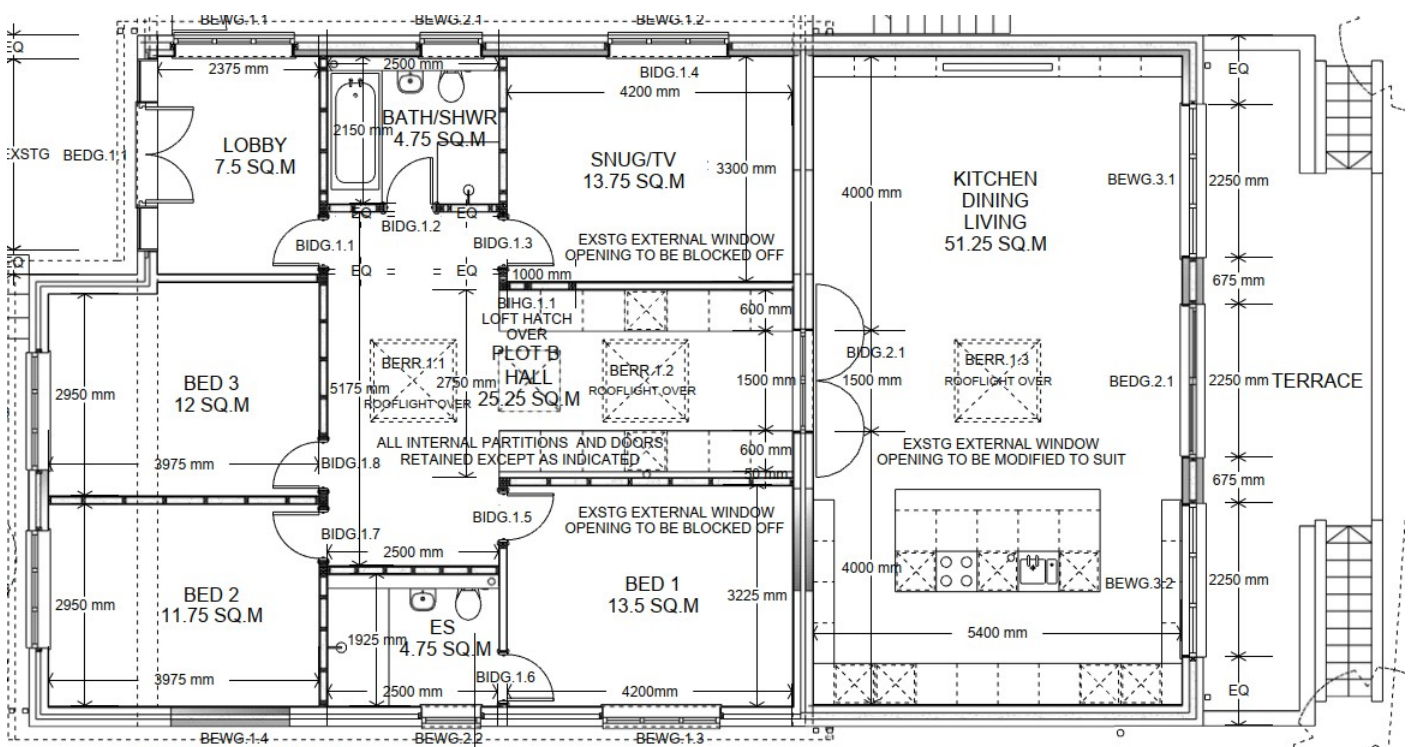
Minor internal replanning of Plot B

The approved and proposed floor plans for plot B are as follows:

Approved



Proposed

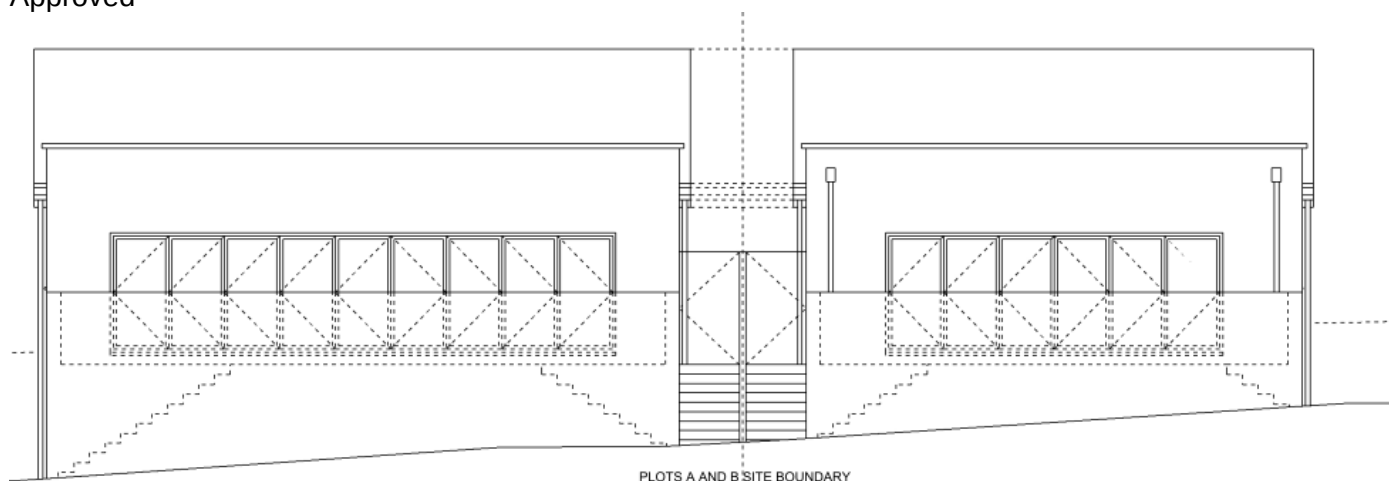


The 10.25 sq. m bedroom and en-suite would change to a snug/TV room and as a result the dwelling would be reduced from a four to a three bedroom dwelling. This is considered an acceptable alteration.

Omission of the proposed 3 no. pairs of external sliding doors to the rear east ground floor elevation of Plot B, and their replacement with 2 no. windows and 1 no. pair of sliding doors & roof light to east roof slope of Plot B

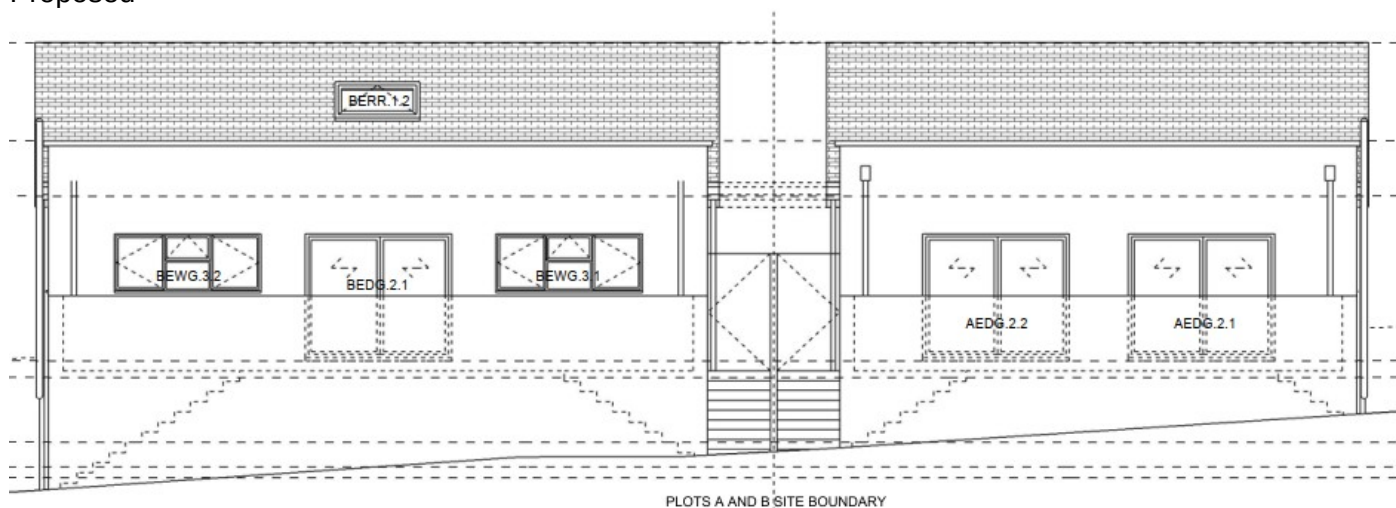
The approved and proposed east elevations for plot B are as follows:

Approved



USED MATERIALS INCL. HARD AND SOFT LANDSCAPING, ROOFS, EXTERNAL WALLS, WINDOWS, DOORS, AND RAINWATER AND SANITARY GOODS TO MATCH EXISTING
EAST ELEVATION

Proposed



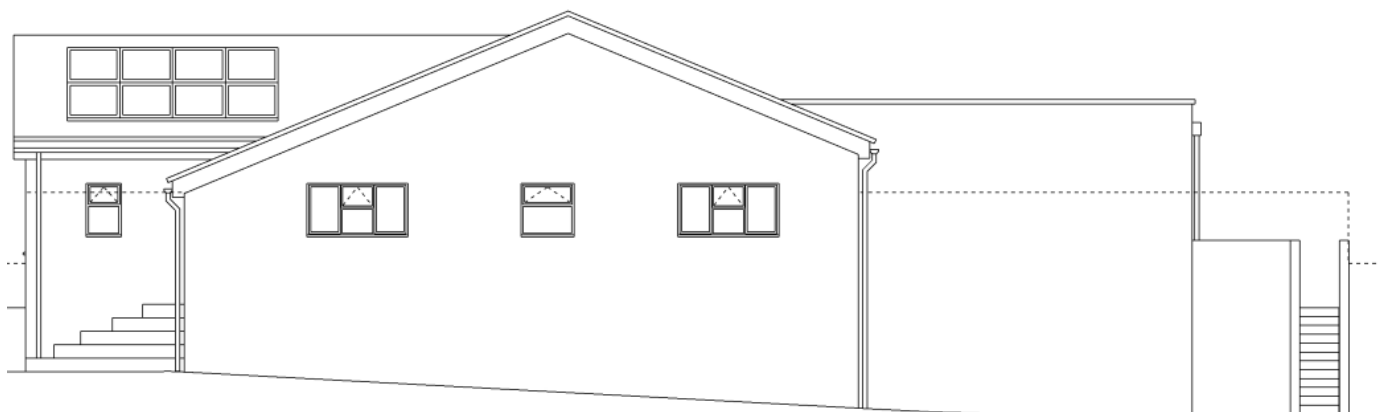
USED MATERIALS INCL. HARD AND SOFT LANDSCAPING, ROOFS, EXTERNAL WALLS, WINDOWS, DOORS, AND RAINWATER AND SANITARY GOODS TO MATCH EXISTING
EAST ELEVATION

The replacement of the row of bi-folding doors with two windows and one pair of sliding doors is considered an appropriate change in visual terms and would not have a negative impact on the character of the Plot B dwelling. The amount of glazing overall would be reduced and there would be no impact in respect of neighbouring amenity. The kitchen, dining and living room would still receive good amount of light therefore no impact on occupier amenity. The rooflight is modest in size and centrally positioned.

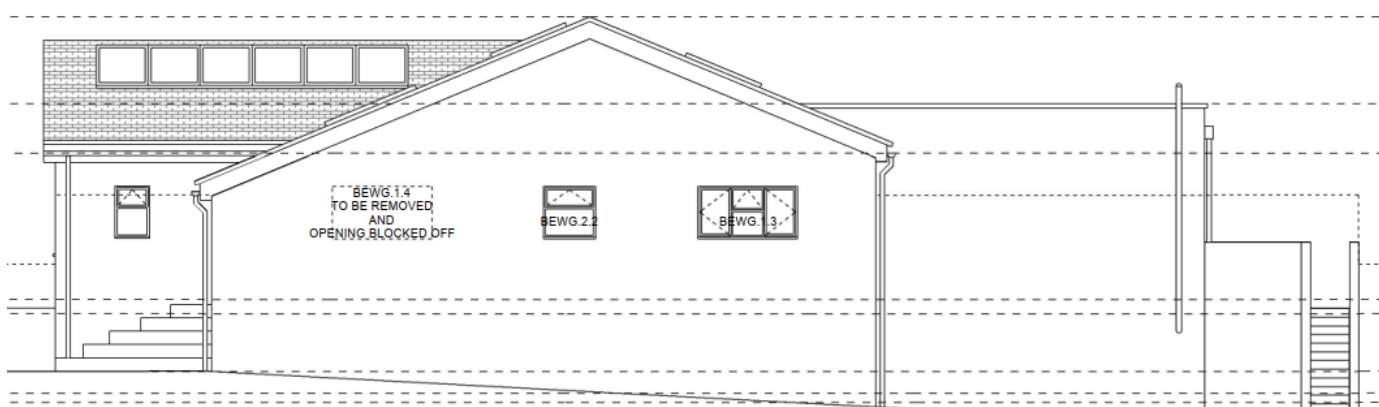
Omission of the proposed replacement external window, reference BEWG.1.4, to the side south elevation of Plot B, and the blocking off of the existing opening with brickwork to match existing & alteration of PV panel arrangement on south roof slope of Plot A



Approved



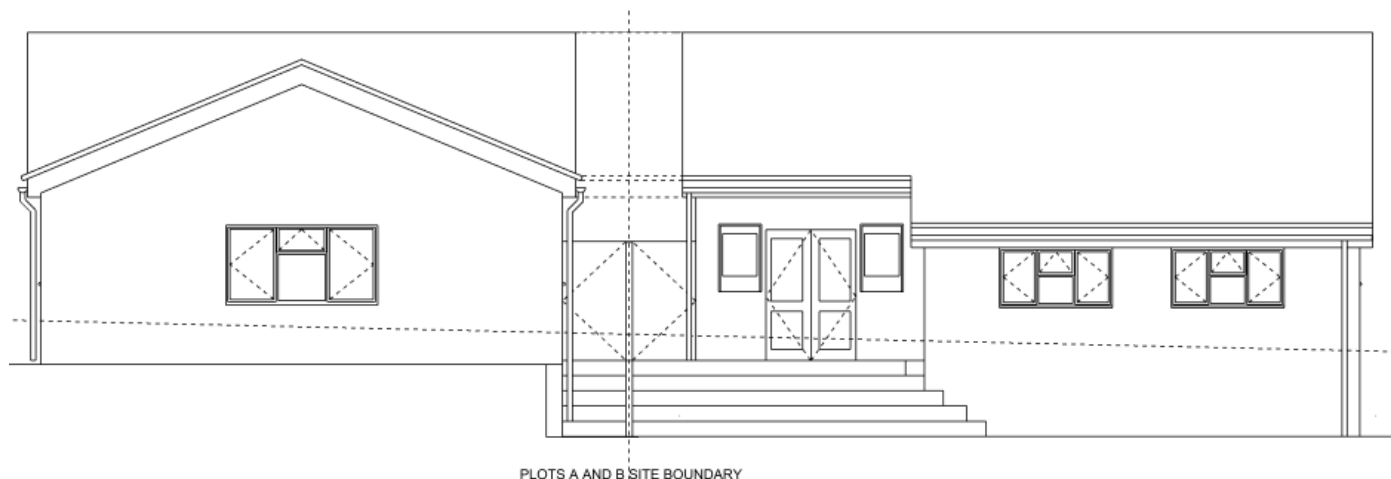
Proposed



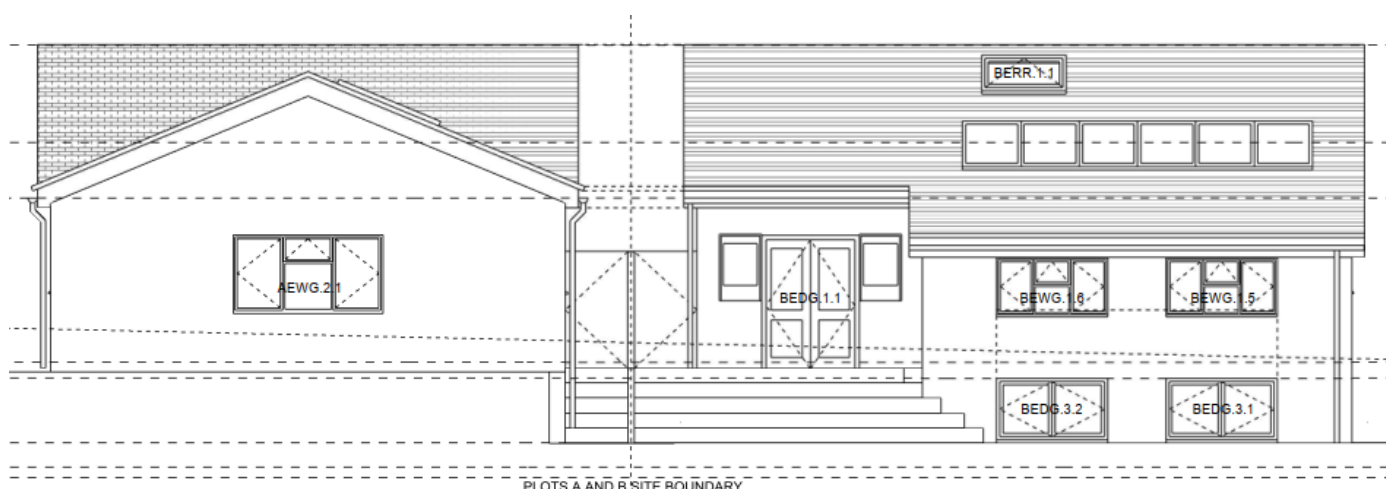
The removal of the existing window is acceptable in design terms as it would be infilled with matching brickwork. As the bedroom that it would serve would have a window in the front elevation also, the bedroom will still receive sufficient light and outlook therefore future occupiers' amenity is protected. The PV panel re-arrangement in the south roof slope of Plot A is acceptable in design and landscape character terms.

Raising in height of proposed external ground floor windows, reference BEWG.1.5 and BEWG.1.6, to the front west ground floor elevation to suit proposed part raised internal floor level of Plot B; addition of 2 no. undercroft access doors to the front west ground floor elevation of Plot B and the blocking off of the existing opening with brickwork to match existing; and rooflight and PV panels in west roof slope of Plot B

Approved



Proposed



The raising in height of the existing windows is a minimal change which would have no impact on the design of the dwelling or neighbouring or occupier amenity. The two undercroft access doors are also acceptable in terms of matching the size and proportion of the fenestration above and appear acceptable in design terms and would not impact neighbouring amenity. The rooflight and PV panels to Plot B west roof slope are modest and centrally placed and acceptable in design and landscape character terms.

Conclusion

The proposed amendments to the development approved under application ref. 20250971 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:	<i>F Walsh</i>
Dated:	5th February 2026	Dated:	05 February 2026

