



Delegated Report

Non-Material Amendment Application

Application no:	20231024
Location:	12 Orchard Drive Meopham Gravesend Kent
Description:	Application for non-material amendment to planning permission reference number 20230534 to allow the widened of kitchen window to rear elevation and additional window alongside door to side elevation.
Applicant:	Mrs Jean Garrod
Site Visit Date:	N/A Previous recent site visit has been undertaken

Proposal

Application for a non-material amendment to planning permission reference 20230534 to allow the rear kitchen window to be widened and the insertion of an additional window in the flank elevation.

This application consists of the following;

- Application Form; and
- Floor Plans, Elevations and Block Plan – Proposed (received on 05.10.23).

Relevant Planning History

Reference	Description	Decision	Decision Date
20230534	Demolition of existing rear conservatory and side lean-to; erection of new single storey side extension with roof lights.	Permitted	04.07.2023

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

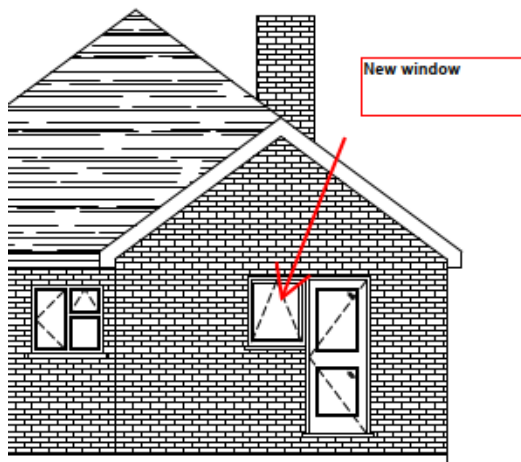
There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

The proposed changes for this application include the insertion of a new window on the flank elevation and the widening of the kitchen window on the rear elevation of the proposed extension, as highlighted below.

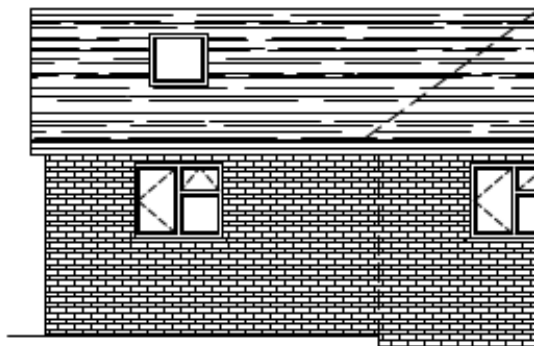
As approved



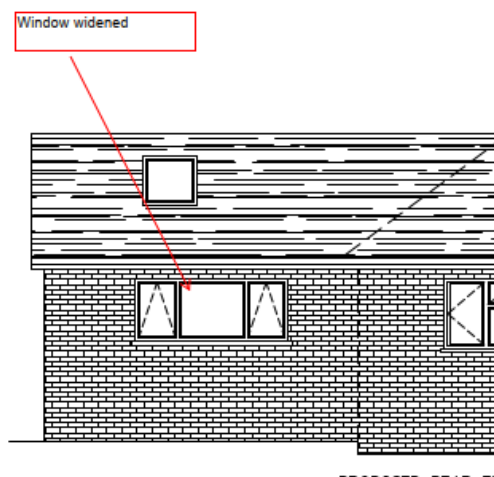
Proposed amendment



As approved



Proposed amendment



It is considered that the above changes are non-material and the application can be supported.

Recommendation:

Approval of Non-Material Amendment subject to informatives.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Miss Faye Hobbs
Signed:	L Hankin	Signed:	
Dated:	2 nd November 2023	Dated:	02 November 2023