

Delegated Report

Non-material Amendment Application

Application no: 20250896

Location: The Little Woodlands Woodlands Lane Shorne Gravesend

Description: Application for a non-material amendment to planning permission reference number 20240866 to allow alterations to fenestration.

Applicant: Mrs Prudence Jarmyn

Site Visit Date: N/A

Proposal

This is a non-material amendment to planning permission reference number 20240866 to allow alterations to the fenestration.

The application consists of the following

- Application Form;
- Drawing no. P-00 – Site Location Plan;
- Drawing no. P-01 Rev. A – Existing Plans and Elevations Block Plan 1:500;
- Drawing no. P-02 Rev. D – Previously Approved Plans Elevations Block Plan 1:500;
- Drawing no. P-03 – Proposed Non-Material Alterations to Planning permission 20240866; and
- Previous Approval Notice 20240866.

Relevant Planning History

Reference	Description	Decision	Decision Date
20240866	Demolition of existing shed, rear conservatory and utility and erection of single storey rear extension with roof lights.	Permitted	05.12.2024

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 are to allow alterations to the fenestration. The changes consist of:

NW elevation – Left hand side window in rear elevation to change to a door and the single door to change to a window;

NE elevation – The window in the side elevation of the extension to be shorter in length reducing from the approved 1.62m to 1.31m;

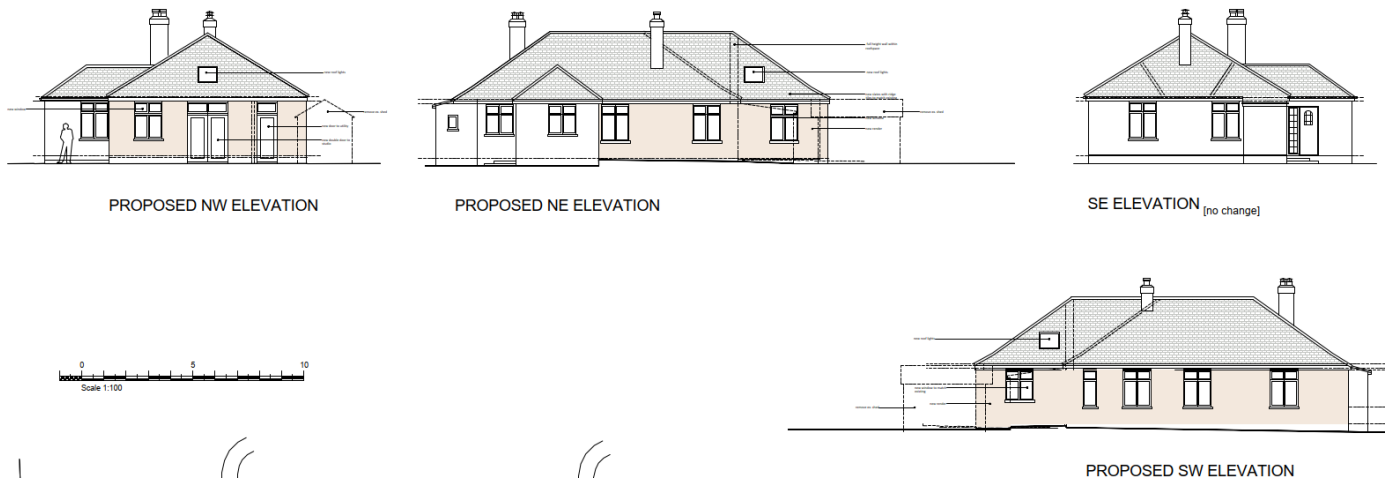
SE elevation – no change

SW elevation – no change

Internally the floor plan would alter slightly; the utility area in the extension would be removed and a wc./shower room is proposed and in the main part of the house the bathroom would change to a shower room.

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

Approved



Proposed



The proposed fenestration changes are to areas where fenestration has already been approved – in the rear elevation it is proposed to change the left most window to a single door and change the single door to a window. Given that these are existing areas of glazing which have already been approved, the changes would not create any additional impact regarding any neighbouring amenity and the door and window are acceptable in respect of design. The reduction of the length of the window in the north-east side elevation of the extension is less than approved therefore no issues. The internal changes to the ground floor plan are acceptable and raise no issues regarding neighbour or occupier amenity. The proposed shower room would be where the existing bathroom is and the proposed wc./shower room would take up an area of the studio room in the extension.

The changes regarding the fenestration and internal layout would not have any harmful impact in respect of design, character and appearance and would not impact the amenity of any neighbouring properties or occupier amenity.

Conclusion

The proposed amendment to the development approved under application ref. 20240866 in respect of changes to the fenestration changes and the internal layout are considered acceptable and are deemed to constitute a non-material amendment.

Recommendation:

Permission for Non-Material Amendment

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	6th October 2025	Dated:	7th October 2025