



Delegated Report

Application No: 20220389

Location: 67 Cerne Road Gravesend Kent DA12 4BN

Description: Application for non-material amendment to planning permission reference number 20220063 to allow the removal of the rear elevation bi-fold doors to be replaced by smaller doors and a new window.

Applicant: Mr & Mrs Miller

Proposal

This is an application for a non-material amendment to planning permission reference 20220063 for the erection of single storey front and rear extension, to allow the removal of the rear elevation bi-fold doors to be replaced by smaller doors and a new window.

The application consists of the following
Application Form;
Drawing no. 22016/P.

Relevant Planning History

Application No.	Description	Status	Decision
20220063	Erection of single storey front and rear extension.	PER	25.03.2022

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 for to this application are concerning the fenestration on the rear elevation. The approval had six bi-folding doors and amendment is for three bi-folding doors and a window. The proposal would result in a lesser amount of glazing compared to the approval and is considered an acceptable change in design terms. The lesser amount of glazing raises no issues concerning neighbour amenity.

It is considered that the above changes are non-material in terms of the size of the development and the application can be supported.

Recommendation:

Permission

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	4 May 2022	Dated:	05 May 2022