



Delegated Report

Non-material Amendment Application

Application No:	20240801
Location:	Tourmalane 63 Old Watling Street Gravesend Kent
Description:	Application for a non-material amendment to planning permission reference number 20240097 to allow changes to the central front element from render to facing brickwork, addition of 4 roof windows and colour change to doors and windows from white to grey.
Applicant:	Mr Harshi Sangha

Proposal

Application for a non-material amendment to planning permission reference 20240097 for *'Demolition of existing bungalow and erection of a replacement two storey house.'* The changes proposed would include:

1. Change of material from render to facing brickwork to front gable element
2. Change of door and window colour from white to grey
3. Addition of 4no. roof windows

The application consists of the following:

- Application Form;
- HS/05 E – Proposed Front Elevation South
- HS/06 E – Proposed Side Elevation West Facing Ranmorene
- HS/07 E – Proposed Rear Elevation South
- HS/08 E – Proposed Side Elevation East Facing Kateshga

Relevant Planning History

Reference	Description	Decision	Decision Date
20240097	Demolition of existing bungalow and erection of a replacement two storey house.	Permitted	25.03.24

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.

Consultations, Publicity and Representations

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply, and consultations/publicity are therefore at the discretion of the local planning authority. They are not considered necessary in this instance.

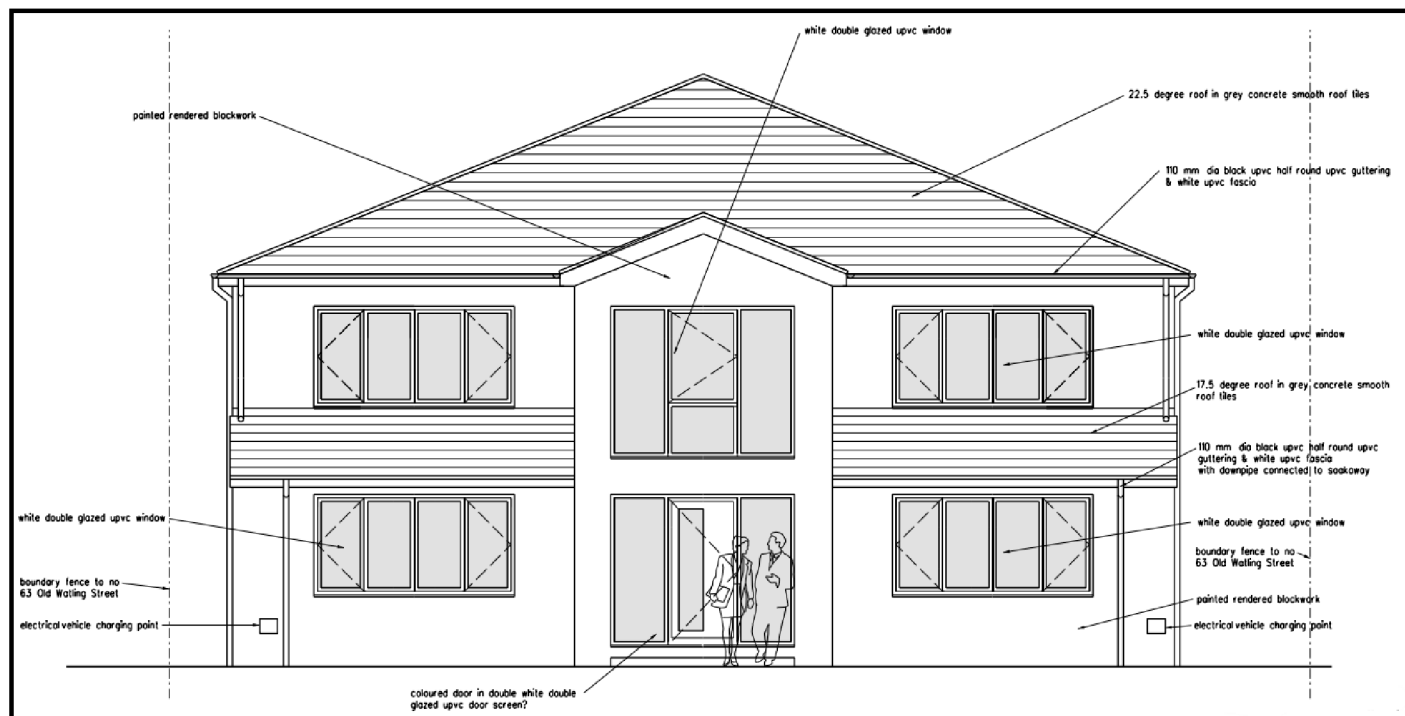
Analysis

This is an application for a non-material amendment to planning permission reference 20240097 to allow an amendment to the application description to remove the housing mix.

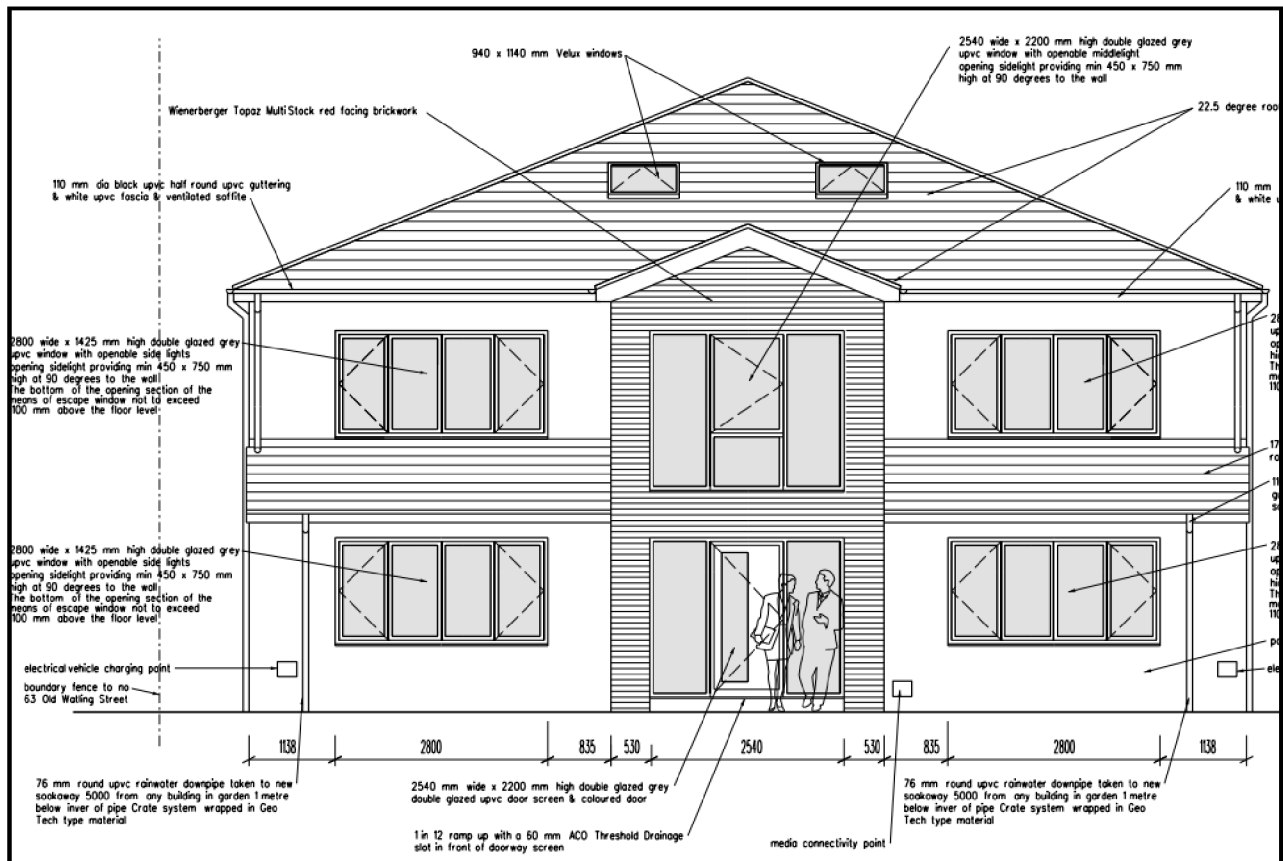
As set out in paragraph 002 of Flexible Options for Planning Permissions (Options for amending proposals that have planning permission), in determining a non-material amendment, the Local Planning Authority (LPA) must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990. In this regard the Council's attention is drawn to the Town and Country Planning Act 1990 where it provides LPAs with the power to 'remove or alter exiting conditions' (s96A(3)(b)) under a non-material change to planning approval.

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 front elevation for the original proposal is included below for information (Not to Scale):



The front elevation for the proposal as amended is included below for information (Not to Scale):



1. Change to materials

In this instance, the proposed change to the materials would relate only to the central gable on the front elevation, which would use a ref brick, instead of rendering. Whilst the existing dwellinghouse is fully rendered, red external facing brickwork is evident in nearby dwellinghouses along the street. The general external facing walls in the area consist of a mix of render, brickwork and timber cladding. The proposal to change the front gable, to the front and sides only, on this proposed dwellinghouse, would therefore be consistent with the existing materials in the street and so would clearly not be inappropriate in the area and would not require further material consideration.

2. Change to door/window colour

The external parts of the windows and doors are approved as white coloured upvc. The proposed development would change this to grey coloured. This is considered to be a neutral colour and is not considered to likely have a significant material impact on the character of the area.

3. Additional rooflights

The proposal seeks to install 2no. rooflights to the front roof slope and 2no. rooflights to the rear roof slope. The rooflights would be obliquely angled and so would have a limited impact on the residential amenity of neighbouring properties. The rooflights are small in number, appropriate in size and would not result in any cluttering of the roof. Whilst some Permitted Development Rights were removed by the planning approval, Class C, Part A, Schedule 1 remains in tact and would likely allow such rooflights, once the dwellinghouse is built and in use, in any case. Therefore, the change is likely to have no material impact, in this instance.

Conclusion

It is considered that the above changes are non-material in relation to the scale and nature of the development and the application can be supported.

Recommendation:

Approval of non-material amendment

See draft Decision

Case Officer:	Mrs Lisa Fisher	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	17th September 2024	Dated:	17 September 2024