



Delegated Report

Non-material Amendment Application

Planning Application No: 20260314

Location: Long Acre, Pear Tree Lane, Shorne, Gravesend

Description: Application for a non-material amendment to planning permission reference number 20221239 to allow reduction in size of a rooflight on the rear roof-slope of the garage, introduction of Solar Panels to west facing roof and front roof-slope of the garage and erection of a stone entrance portico on front elevation.

Applicant: Mr and Mrs J and L King

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Covering letter dated 19 March 2023

Application form

Drawing no. 07 (Proposed Ground Floor Plan) (Originally approved)

Drawing no. 12 (Proposed Elevations (1 of 2)) (Originally approved)

Drawing no. 13 (Proposed Elevations (1 of 2)) (Originally approved)

Drawing no. 112 (Proposed Ground Floor Plan)

Drawing no. 113 (Proposed Elevations (1 of 2))

Drawing no. 114 (Proposed Elevations (2 of 2))

Relevant Planning History

Reference	Description	Decision	Decision Date
20240526	Application for approval of condition 7 attached to planning permission reference number 20221239 relating to the submission of a bat mitigation strategy prior to the demolition of the pump house.	Approval of details	31.07.2024
20230830	Application for the approval of condition 3 attached to planning permission reference number 20221239 relating to details of the external facing materials.	Approval of details	28.09.2023
20230325	Application for approval of conditions 4 and 5 (partial) attached to planning permission reference number 20221239 relating to details of the hard and soft landscaping.	Approval of details	24.05.2023
20230146	Application for approval of condition 5 (partial) and 6 attached to planning permission reference number 20221239 relating to a soft landscaping scheme (only including the location of every tree on site, their species, the extent of crown spread and an assessment of their health and stability and details of those trees to be	Approval of details	24.03.2023



	retained and those to be removed) and fencing for the protection of any retained tree		
20221239	Demolition of existing detached dwelling and erection of replacement dwelling and associated works including landscaping, removal of existing outbuildings and swimming pool, a re-sited pedestrian and vehicular access from Pear Tree Lane and the stopping-up of the existing access.	Permitted	30.01.2023

Development Plan

As an application under S.96A of the Town and Country Planning Act 1990 the consideration relates to whether the proposal is a non-material amendment to the planning permission. 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. Given the nature of the application, consultation was not considered necessary.

Officer's Analysis

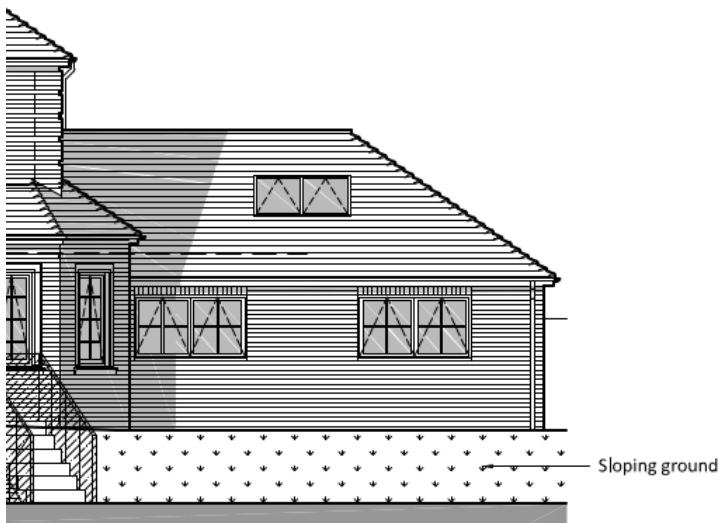
The proposal seeks to make the following amendments:

- Reduction in size of a rooflight on the rear roof-slope of the garage
- Introduction of Solar Panels to west facing roof and front roof-slope of the garage
- Erection of a stone entrance portico on front elevation

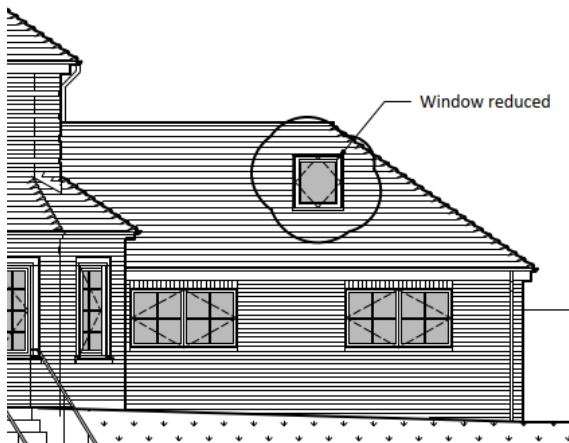
The permission has been implemented and the construction of the house is well advanced.

Below is the rooflight change on the rear elevation:

Original:



Proposed:



Below are the solar panel additions:

Original:



Proposed Front (South) Elevation
100



Proposed:



Proposed Front (South) Elevation
1:100



Solar panels have been introduced to the front roof slope of the garage and to the west facing roof slope of the main house. As can be seen the introduction of the solar panels to the front facing garage roof has replaced an approved rooflight. The panels on the west elevation are in the same plane as the roof.

As the introduction of the panels took place at the same time as the roof tiles were installed, this enabled the panels to be fully integrated and fitted flush with the roof tiles. This is indicated below (photograph taken 17 December 2025).



The stone entrance portico is also shown on the above elevations. It is proposed to erect an open stone portico, with the stonework colour and finish matching the stonework already installed on the new dwelling. It would not be higher than the stonework cornices of and only project very marginally beyond the two ground floor bays that flank the entrance to the dwelling.

There is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – an amendment that is 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. In deciding whether a change is material, regard must be had to the effect of the change on the planning permission. In this case the planning permission 20221239 concerns the erection of a replacement dwelling and associated works.

There are a number of changes proposed, as set out in the plans above, but even in combination the changes are not considered to materially alter the nature of the development permitted under the original application. The changes do not introduce any discordant features to the original proposals and will not significantly alter the appearance and functionality of the scheme.

Overall, given the original nature of the scheme granted planning permission, the changes will be negligible within the context of the application site and surrounding area.

With the exception of the approved plans, the changes have no bearing on the condition submissions from the original planning permission 20221239.

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

Conclusion and Recommendation

The proposed changes are considered to comprise a non-material amendment, and a separate planning permission would not therefore be required.

(For detailed informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Mrs Faye Walsh
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Signed:	<i>K. Parkin</i>	Signed:	<i>Jusaboh</i>
Dated:	15th April 2026	Dated:	16 April 2026