

Delegated Report

Non-Material Amendment Application

Planning Application No: 20250948

Location: Vine Cottage 5 Henley Street Luddesdown Gravesend

Description: Application for a non-material amendment to planning permission reference number 20250283 to allow the new first floor rear wall to line up with the existing ground floor wall to make additional space for shower.

Applicant: Mrs Anna Evans

Site Visit Date: None (desktop assessment)

Submitted Documents/Plans

Application for non-material amendment form;
Drawing no. AE/04 B Proposed ground floor layout;
Drawing no. AE/05 A Proposed first floor layout;
Drawing no. AE/07 B Proposed side elevation; and
Drawing no. AE/08 B Proposed section A-A.

Relevant Planning History

Reference	Description	Decision	Decision Date
20250283	Erection of first floor rear extension and single storey rear extension.	Permitted	12.06.2025

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 a non-material amendment application there is no statutory requirement to undertake publicity or consultation.

Officer's Analysis

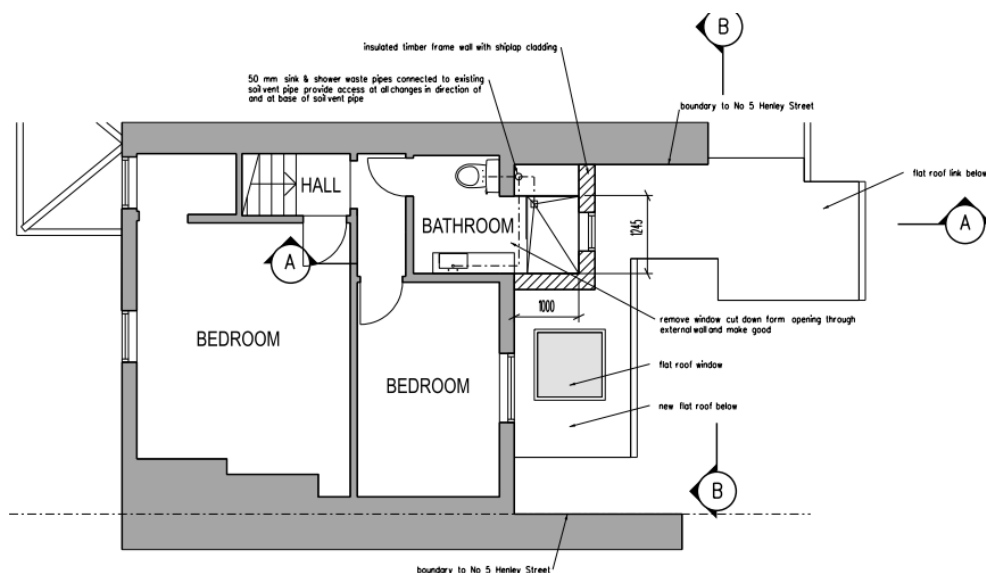
There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant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

The proposed amendment would comprise of an increase in 0.5 metres to the depth of the first floor element of the proposed extension.

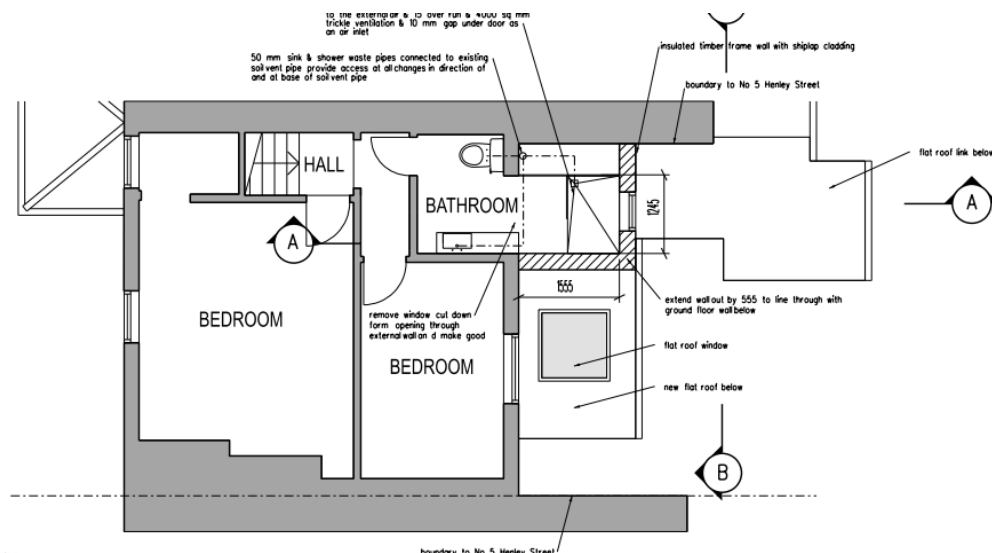
It is considered that the above changes are non-material in terms of the size of the development.

The amendment to the proposal would not result in a disproportionate addition above the size of the original building and as such, it would be appropriate development in the Green Belt. In addition, the proposed amendment would not have any adverse design or landscape impacts and there would be no adverse residential amenity impacts to existing or surrounding occupiers.

Approved First Floor Plan



Amended First Floor Plan



Conclusion

Overall, it is considered that the proposed amendment would be non-material in the context of the approved development and is acceptable.

Recommendation

The non-material amendment should be permitted.

(For detailed informatives, see draft Decision)

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:	K Joyce	Signed:	f Walsh
Dated:	15th October 2025	Dated:	20 October 2025