



Application: 20230120

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

REFUSAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION
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To: **Mr Karl Gilleeney
C/O Mr Roger Ward, Roger Ward Associates Limited
The Hoo
Wrotham Road
Meopham
DA13 0HP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS REFUSED** detailed plans and particulars submitted on 13th February 2023 as a non-material amendment to the Notification of Grant of Planning Permission reference 20200377 to Develop Land dated 12 June 2020 in respect of:-

Demolition of existing bungalow and erection of two chalet style bungalows.

at **Linden
Whitehill Road
Meopham
Gravesend
Kent
DA13 0NY**

and being **Application for non-material amendment to planning permission reference number 20200377 relating to demolition of existing bungalow and erection of two chalet style bungalows.**

and the grounds of refusal are:-

- 1 The Local Planning Authority is of the opinion that the proposed alterations, notably the increase in projection and height of the porch, represent a material change to the original permitted application. The proposal requires planning permission and therefore cannot be dealt with as a non-material amendment.

INFORMATIVES:-

1 SUBMITTED DRAWINGS

Application Form;
Drawing no. 0720.WD.10A (proposed side elevation);
Drawing no. 0720.WD.05A (proposed front elevation);
Drawing no. 0720.WD.07A (proposed side elevation);
Drawing no. 0720.WD.09B (proposed floor plan - plot 2);
Drawing no. 0720.WD.08B (proposed floor plan - plot 1).

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 8 March 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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