

Delegated Report

Application No:	20230120
Location:	Linden Whitehill Road Meopham Gravesend
Description:	Application for non-material amendment to planning permission reference number 20200377 relating to demolition of existing bungalow and erection of two chalet style bungalows
Applicant:	Mr Karl Gilleeney

Proposal

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

The application consists of the following:

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)

Relevant Planning History

20200377 Demolition of existing bungalow and erection of two chalet style bungalows
Approved 12 June 2020

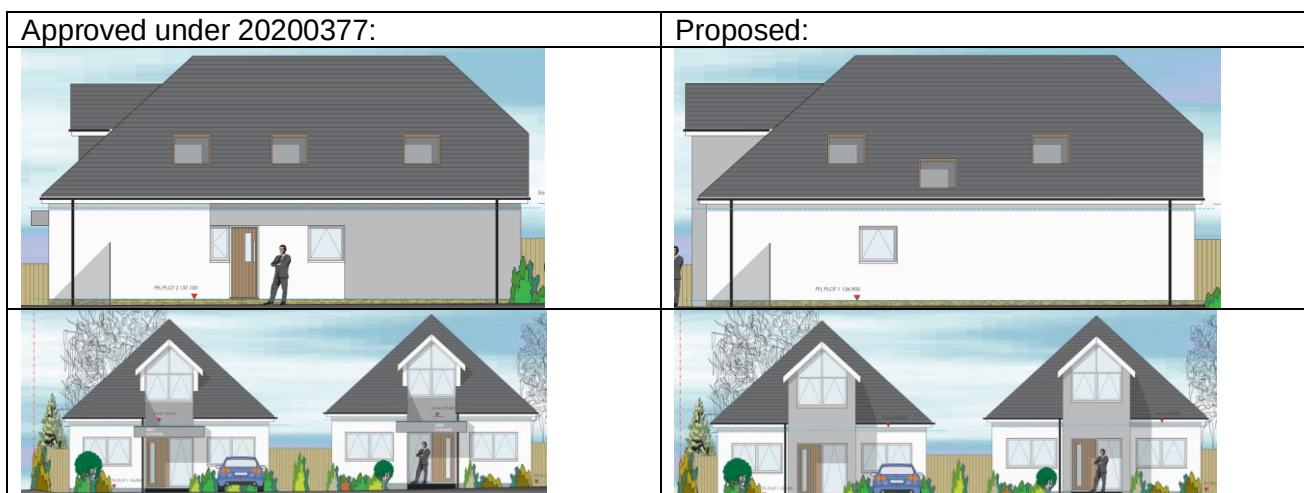
Development plan

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 an alteration to the porch to project 400mm including a dormer extension over.



The proposed porch will project further forward than the existing front elevation and will extend up to first floor therefore essentially becoming a two storey front extension. As the porch will be larger and higher it cannot be considered a non-material amendment. The proposal is materially different to that which was approved and such an alteration would require public consultation.

For these reasons the application is recommended for refusal and a planning application should be submitted.

Recommendation:

Refusal

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	8th March 2023	Dated:	08 March 2023