



Delegated Report

Non-material Amendment

Planning Application No: 20250072

Location: Chescombe, Whitehill Road, Meopham, Gravesend

Description: Application for a non-material amendment to planning permission reference number 20240882 to allow minor alterations to the external massing alignment placing the projecting front, rear and side bays on the centreline of the existing building, the internal planning, the external fenestration, the disposition of external finishes and the reduced scale entrance porch.

Applicant: Mr and Mrs S. Mayo

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Drawing no. 1000 (Location Plan)
Drawing no. 1101 (Proposed Site Block Plan)
Drawing no. 1110 (Proposed Ground Floor Plan)
Drawing no. 1111 (Proposed First Floor Plan)
Drawing no. 1113 (Proposed Roof Plan)
Drawing no. 1120 (Proposed Section AA)
Drawing no. 1121 (Proposed Section BB)
Drawing no. 1130 (Proposed North Elevation)
Drawing no. 1131 (Proposed South Elevation)
Drawing no. 1132 (Proposed East Elevation)
Drawing no. 1133 (Proposed West Elevation)
Schedule of External Finishes
Covering letter dated 27 January 2025

Relevant Planning History

Reference	Description	Decision	Decision Date
20240882	Demolition of existing rear conservatory, garage outbuilding, and roof construction. Construction of new roof incorporating 2 dormer windows to front, 3 dormer windows to rear plus 1 flat roof window and 1 velux roof light. Erection of part-double and part-single storey side extension. Erection of single storey rear extension with part-flat/part-dual pitch roof with 2 roof lights and 1 flat roof window. Erection of single storey front porch.	Permitted	22.11.2024

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. In relation to this application, Local Ward Councillors and Meopham Parish Council were consulted. No responses have been received, but given the nature of the application, their responses are not considered necessary.

Officer's Analysis

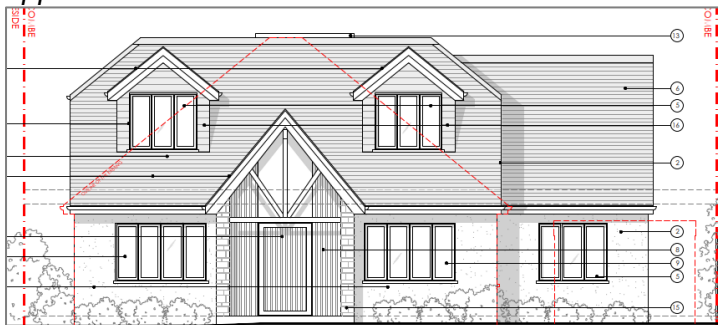
There is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to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

The proposal seeks to amend the elevations of the dwelling following design development.

The elevational amendments include:

- Minor alterations to centralise the positioning of the dormers within the roof.
- Internal changes.
- External fenestration changes.
- External finishes, including less render/stone and replacement with brick.
- Reduced height of entrance porch.

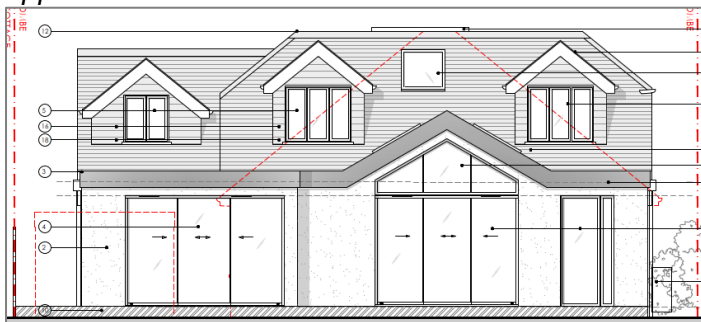
Approved front elevation:



Proposed front elevation:



Approved rear elevation:



Proposed rear elevation:

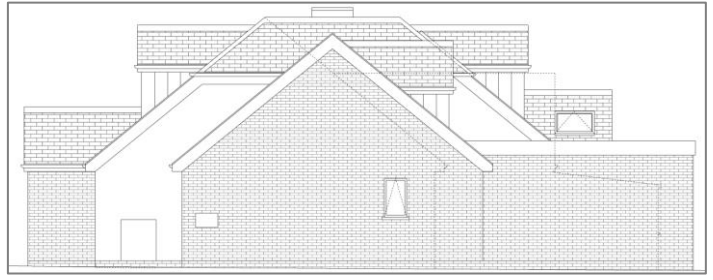
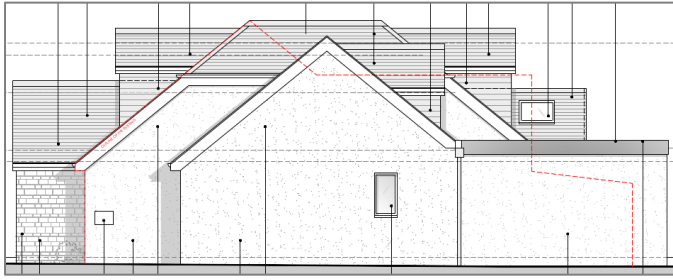


Approved side elevation:



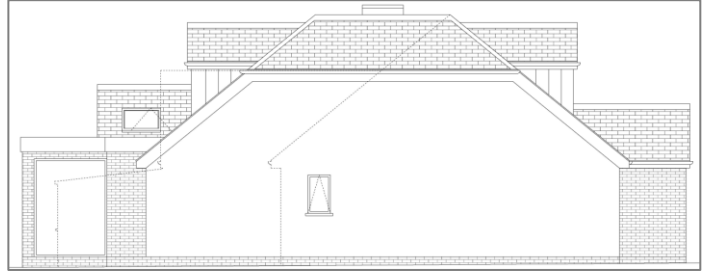
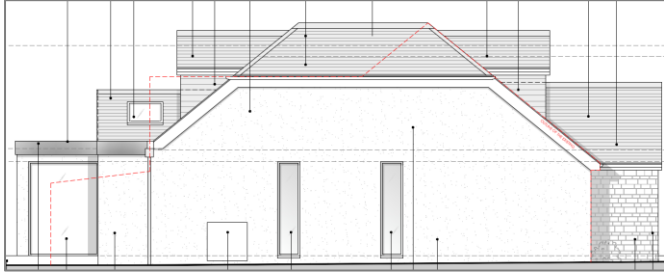
Proposed side elevation:





Approved side elevation:

Proposed side elevation:



The main changes to the proposal include elevational treatments and window changes. Such changes would be able to be carried out under permitted development, and they are not considered to result in a material change to the overall proposal.

Overall, 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 conditions from the original planning permission 20240882, which will remain applicable.

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 be non-material amendments, and a separate planning permission would not therefore be required.

(For detailed informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	25th February 2025	Dated:	26th February 2025