

Delegated Report

Householder Planning Application

Planning Application No: 20260614

Location: 39 The Hedgerows Northfleet Gravesend Kent

Description: Application for a non-material amendment to planning permission reference number 20250302 to allow the change of rendering on external wall to a brick wall, the size of the bifold of door and a new window on the side elevation.

Applicant: Mr Sukhbir Nagra

Site Visit Date: N/A

Proposal

Application for a non-material amendment to planning permission reference number 20250302 to allow the addition of an obscure glazed window in the flank elevation of the dwelling to serve the utility room, a reduction to the bi-fold doors in the rear of the extension and for the external walls to be constructed with brickwork rather than render.

The application consists of the following;

Application Form;
Supplementary Information – Preliminary Ground Floor Plan;
West Elevation – Proposed;
Rear Elevation – Proposed; and
Ground Floor Plan – Proposed (all received on 15.06.26).

Relevant Planning History

Reference	Description	Decision	Decision Date
20250302	Demolition of existing conservatory and erection of single storey rear extension.	Permitted	16.07.2020

Planning History Note

Although some decision notices for other planning approvals for this site include permitted development restrictions, they are not relevant to this application and have therefore not been included above.

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 change in this application is to allow the addition of an obscure glazed window in the flank elevation of the dwelling to serve the utility room, a reduction to the bi-fold doors in the rear of the extension and for the external walls to be constructed with brickwork rather than render.

The information included on the application form states:

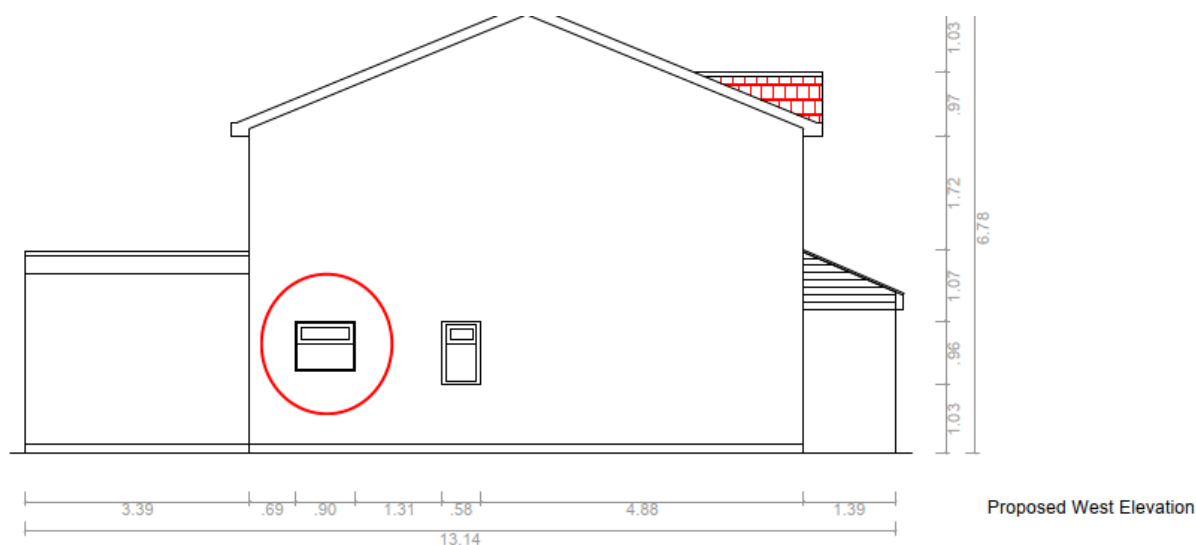
The amend is to change the rendering external wall to a brick wall, the size of the bifold door and a new window on the side elevation

Please state why you wish to make this amendment

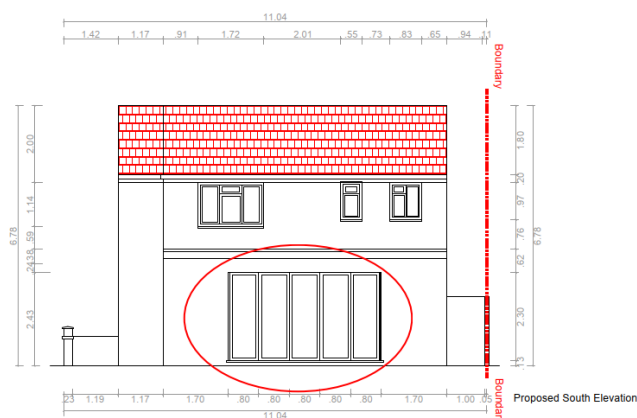
Because I want to match it with the existing walls of the house. I want to reduce the light of the single storey rear extension. I want light on the Utility room.

The plans show the following (changes are circled in red):

New window in flank wall of main dwellinghouse to serve the utility:



Reduction in the bi-fold doors:



Change of material for the external walls- from render to brick.

Officer Analysis

Change from render to brickwork:

As per the delegated officers report for application 20250302, the materials overall were not specified on the application form and therefore a condition was added to the decision notice to ensure proposed external materials would match the existing.

Condition 3, attached to the 20250302 approved application stated the following:

3. Notwithstanding the details included on the application form and approved plans the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

As stated within the condition, the external walls are required to match the materials (ie. brickwork) of the existing dwelling. As stated on the application form for this Non-Material Amendment Application (NMA), the brickwork would match the existing house. This would comply with the condition and therefore it would not be necessary to consider this under this NMA application.

New obscured window to serve the utility room

The new window would be inserted in the flank elevation of the main dwellinghouse wall at ground floor level. Although not directly related to the extension proposed under application 20250302, it would serve the new utility room (which is created as a result on internal layout changes brought about by application 20250302). As there are no restrictions to the formation of this window under permitted development rights, and the window would be obscure glazed and serve a utility room (not a habitable room), it is considered that this change would not require a fresh householder application to be made.

Reduction to the bi-fold doors in the rear elevation of the extension

The bi-fold doors are being reduced in scale, but would still provide sufficient light for future occupiers. As such there are no concerns in relation to this change.

Overall

It is considered that the above changes are non-material and the application can be supported.

Recommendation

Approval of Non-Material Amendment subject to informatives.

Case Officer:	Mrs Lucy Hankin	Team Leader:	Mrs Faye Walsh
Signed:	L Hankin	Signed:	
Dated:	7th July 2026	Dated:	09 July 2026