

Delegated Report

Application No:	20240614
Location:	The Old Parsonage, Butchers Hill, Shorne, Gravesend DA12 3EB
Description:	Application for a non-material amendment to planning permission reference number 20220266 to allow the changes in the shape of the windows to the side elevation, so the windows and taller in height, and to add one more skylight to the front roof slope.
Applicant:	Mr D South

Proposal

Application for a non-material amendment to planning permission reference number 20220266 to allow the changes in the shape of the windows to the side elevation, so the windows and taller in height, and to add one more skylight to the front roof slope.

The application consists of the following:

Application form
Covering letter
Drawing no. 20/308/04 rev E (approved elevation plans)
Drawing no. 20/308/03 rev E (approved ground floor plans)
Drawing no. 20/308/04 rev G (proposed elevations)
Drawing no. 20/308/03 rev K (proposed ground floor plan)

Relevant Planning History

20220266	Demolition of the existing conservatory and replacement with an orangery; also demolition of the timber garage on the north side of the house and construction of a kitchen extension.	Permitted	31.05.2022
20240615	Application for a non-material amendment to Listed Building Consent reference number 20220275 to allow the changes in the shape of the windows to the side elevation, so the windows and taller in height, and to add one more skylight to the front roof slope.	Under consideration	

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 approved elevations are shown below:



The proposed elevations are shown below:



The windows to the front of the side extension are to be reduced from two to one and a rooflight installed. The side windows are to be increased in size. The plans also show the roof lantern on the orangery to be removed although this has not been included in the application description.

The enlargement of the two side windows will not be visible from any public vantage point and will not result in overlooking as they face onto the properties own access. A condition is already included on the permission to require full joinery details of these. The same would apply to the front window.

The proposed rooflight however is considered a material change to the appearance of the building and is one that would not be considered acceptable due to its appearance, size and position out of line with the window below resulting in a haphazard appearance rather than a cohesive design. Although the rooflight proposed within the roof valley which is concealed could be considered a non-material amendment.

In terms of the roof lantern, this has not been included in the application, but it is noted that the

plans have been altered. A condition was imposed on the original application that full details of the roof shall be provided prior to the commencement of works. It is considered that the changes to the roof lanterns could be dealt with via this condition as the intention always was to finalise the design at the detailed stage.

It is considered that the above changes are not non-material, in particular the front facing rooflight, and therefore a variation of condition application or full planning application is required.

Recommendation:

Refuse

See draft Decision

Case Officer:	Mrs Alison Webster	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	5 August 2024	Dated:	5th August 2024