



Delegated Report

Planning Application No: 20260720

Location: 47 Rochester Road Gravesend Kent DA12 2JN

Description: Application for a non-material amendment to planning permission reference number 20250911 to allow the creation of two en-suites and relocation of bathroom.

Applicant: Mr Darren Winchester

Proposal

Application for a non-material amendment to planning permission reference number 20250911 to allow the creation of two en-suites and relocation of bathroom.

The application consists of the following:

Application Form Dated 01/07/2026;
OS Plan;
Previously Approved Plans;
Drawing Number A1.00 (Block Plan – Existing and Proposed);
Drawing Number A1.03 (Floor Plans and Roof Plan – Proposed); and
Drawing Number A1.04 (Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20250911	Demolition of existing conservatory and out-buildings. Erection of single storey rear/side extension with pitched roof	Permitted	07.11.2025

Development Plan

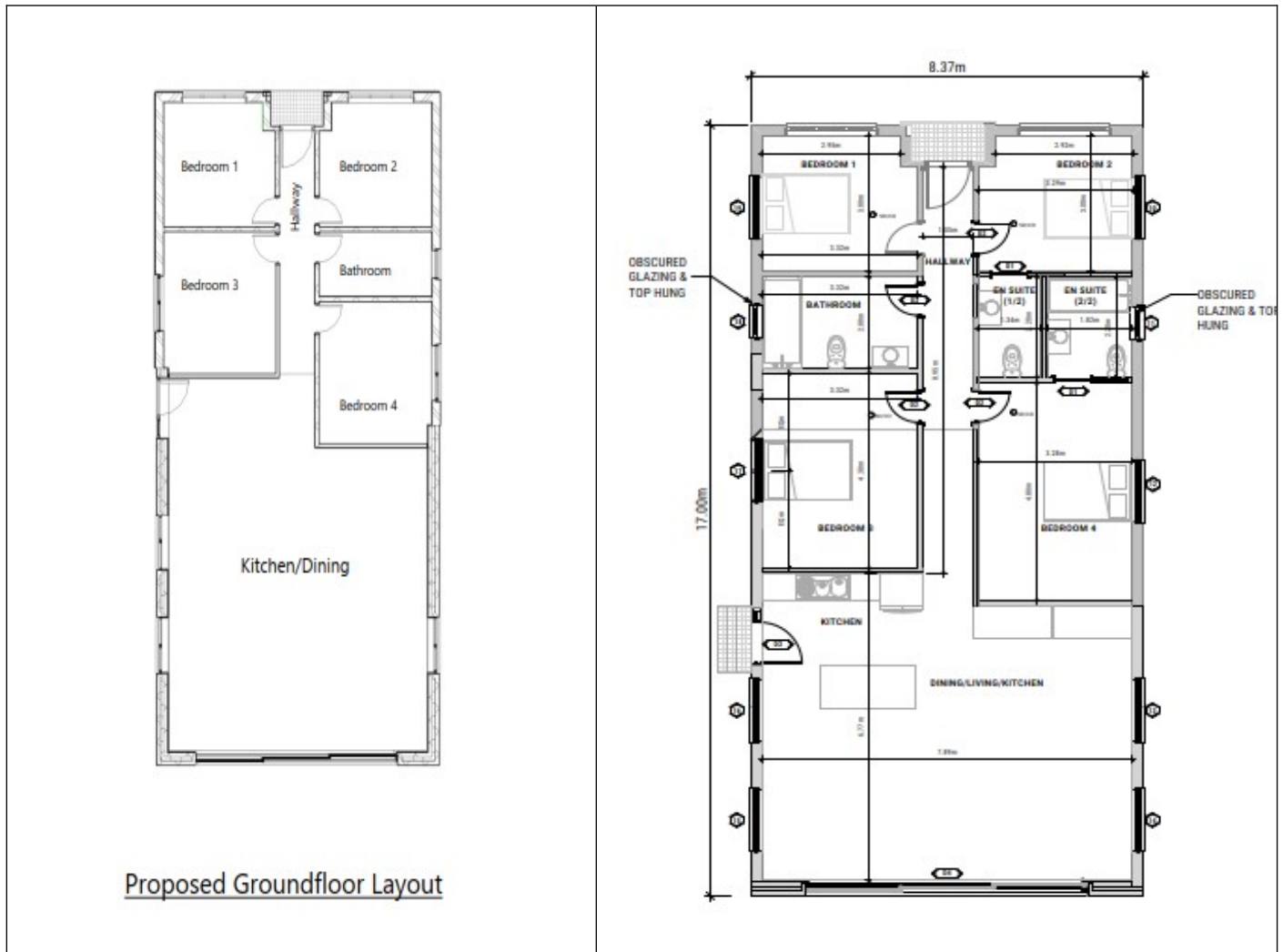
As an application under S. 96A of the Town and Country Planning Act the considerations turn to whether the proposals are non-material. The application is not assessed under the development plan.

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 to application under S.96A.

The application proposes 2no en-suites and relocate the bathroom. The kitchen / dining / living area would be reduced and 2no bedrooms relocated.

Approved Plans 20250911	Proposed Plans 20260720
--------------------------------	--------------------------------



The application would propose several changes to the approved fenestration, which would include a bedroom window to each flank elevation. However, as shown on the plan above, there are bedroom windows located to each flank elevation as assessed on the previously approved application. Furthermore, due to the distance from neighbouring properties and the existing boundary treatments, this is not considered to have a detrimental impact on the privacy of neighbouring properties.

The application also proposes additional windows which would serve an ensuite. As annotated on the submitted plans, with windows would be obscure glazed.

Furthermore, changes to fenestration is an alteration which can be carried out without the benefit of planning permission and as such it is considered that the application would not result in any further impact over the already approved scheme

The application proposes internal reconfiguration which include additional en-suites and the alteration of existing room sizes. However, all proposed room sizes are in accordance with those set out in Gravesham's Residential Layout Guidelines.

Overall, it is considered that the application would not result in any further impact over the already approved scheme and a planning application is not required.

Conclusion

The Local Planning Authority is of the opinion that the proposed alterations do not represent a material change to the original permitted application. As such, the proposal does not require planning permission

and therefore can be dealt with as a non-material amendment.

Recommendation

Permission

(For detailed **conditions** and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	20 th July 2026	Dated:	21st July 2026