



Delegated Report

Planning Application No: 20240180

Location: Atbara Gravesend Road Higham Rochester

Description: Application for a non-material amendment to planning permission reference number 20211583 to allow Changes to fenestration and introduction of facing brick plinth to all elevations. Change of roof tiles from blue/black roof slates to plain red roof tiles.

Applicant: Mr & Mrs Manwairing

Site Visit Date: Desktop Assessment

Proposal

Application for non-material amendment to planning permission reference 20211583 relating to changes to fenestration, the introduction of facing brick plinth to all elevations and change of roof tiles from blue / black to plain red.

The application consists of the following:

Application Form Dated 22/02/2024; and
Drawing number 02B (Plans and Elevations – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20211583	*REVISED DESCRIPTION* Demolition of existing garage and provision of vehicle hardstanding in the front garden; erection of part single storey and part two storey front, rear and side extensions incorporating alterations to roof and two glazed Juliet balconies at first floor level to the rear elevation; and installation of a low level patio in the rear garden.	Permitted	29.04.2022

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

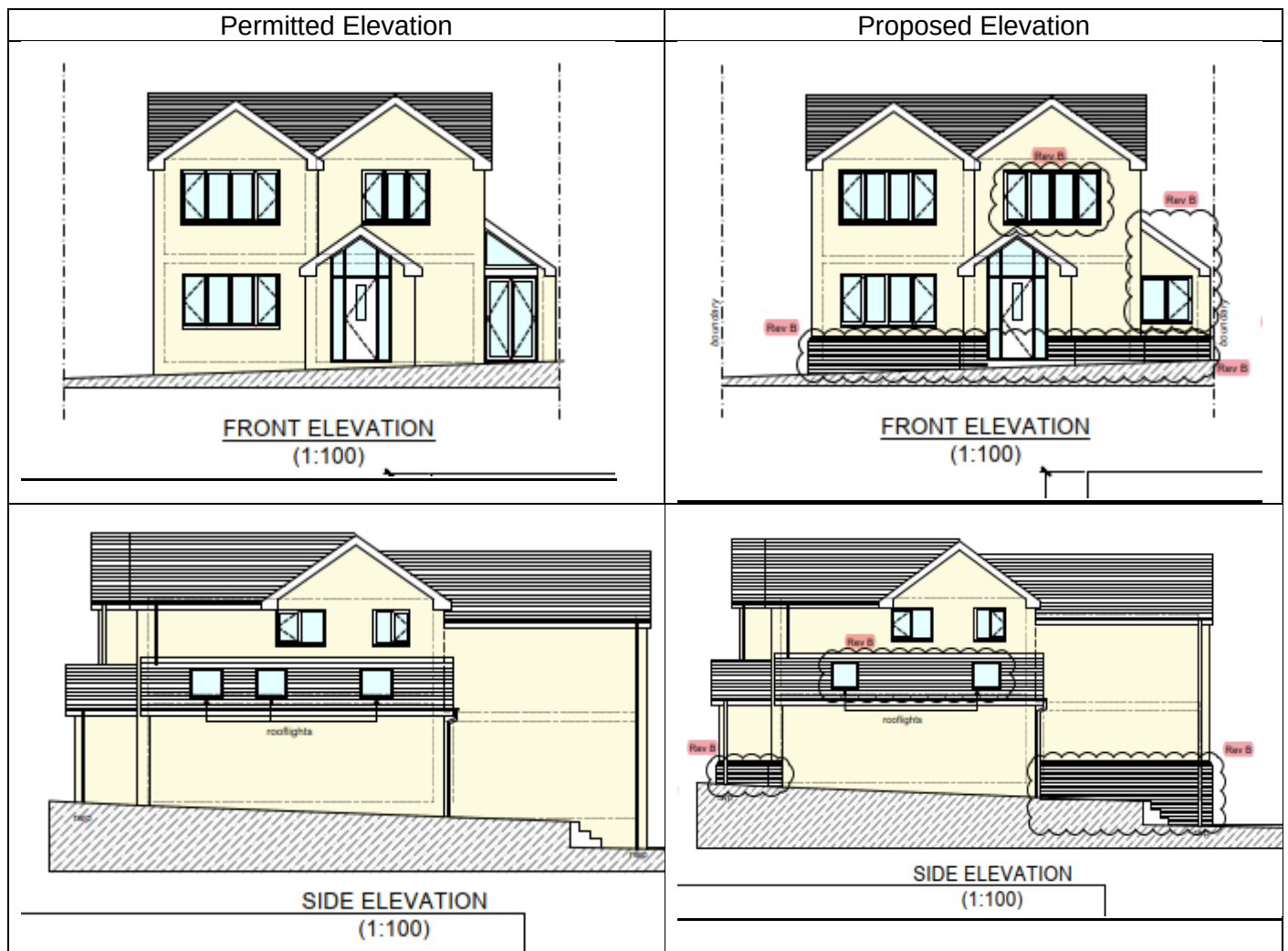
There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning

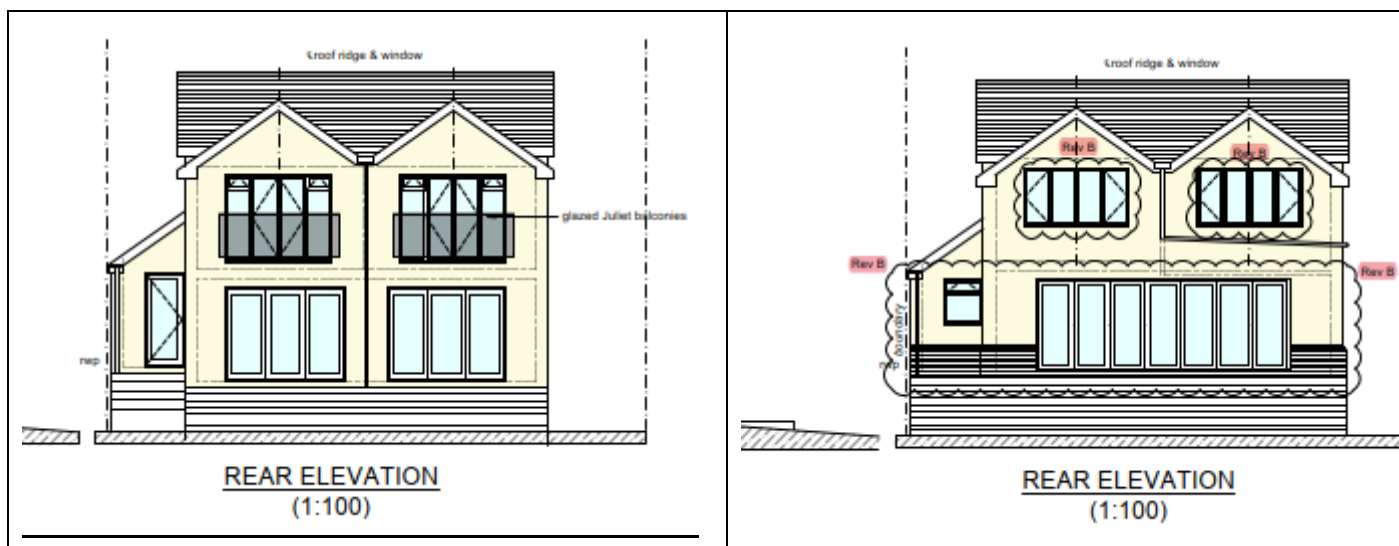
authority must be satisfied that the amendment sought is non-material in order to grant to application under S.96A.

The first proposed change for this application is the materials used for the pitched roof. The application proposes the use of red plain tiles in place of previously permitted blue / black roof slates.

The application site is located within an area formed of a varied mix of housing types with no uniformity to the existing roofs and as such it is not considered that this amendment would not have an additional impact on the surrounding street scene. Furthermore, planning permission would not be required for a change to roof tiles if undertaken as a sole development and as such, it is considered that this part of the application would not result in any further impact over the already approved scheme and would be supported.

The second proposed change is to the fenestration. The application proposes a change to the window to the front elevation at first floor level and glazing to the proposed side extension. Changes to the rear elevation are by way of removal of Juliette balconies and window design to the first floor, the inclusion of bi-fold door and replacement of external door to side extension with glazing. The application proposes the removal of a Velux window to the flank elevation.





Whilst there are several proposed changes to the fenestration, this is also something that can be done without the benefit of planning permission. Furthermore, the proposed window changes are well aligned with the proposed windows under the original permitted application and therefore do not detrimentally effect the host dwelling. As such, it is considered that this part of the application would not result in any further impact over the already approved scheme and would be supported.

The final proposed change to the permitted application is the introduction of facing brick plinth to all elevations.

Again, in isolation, this would not require planning permission. Furthermore, due to the lack of uniformity within the surrounding street scene, it is not deemed to have a detrimental effect on the wider area and would not result in any further impact on the already approved scheme and would be supported.

For these reasons, the non-material amendment is acceptable and a planning application is not required.

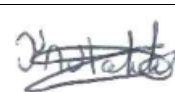
Conclusion

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

Approval of Non-Material Amendment

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Miss Faye Hobbs
Signed:	<i>N Goodbody</i>	Signed:	
Dated:	20th March 2024	Dated:	21 March 2024