



Delegated Report

Non Material Amendment Application

Planning Application No: 20260907

Location: Waterworks Cottage Crutches Lane Higham Rochester

Description: Application for a non material amendment to planning permission reference number 20260345 to allow; Alteration of external materials to upper walls, from timber cladding to vertical tile hanging.

Applicant: Mr Ben Harvey

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

- Application Form
- Drawing No: M543-P05a (Proposed Elevations)

Relevant Planning History

Reference	Description	Outcome	Decision Date
20260345	Demolition of small side projection. Erection of two storey side/rear extension with Juliet balcony and roof light with alterations to fenestration. Erection of open front porch.	Permitted	22.06.2026

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.

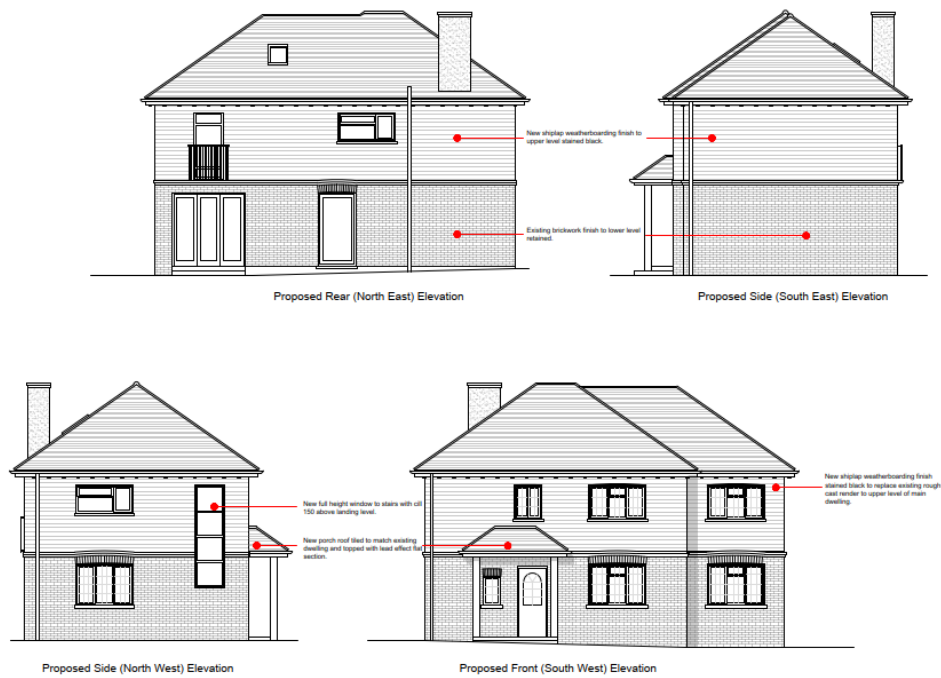
Analysis

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.

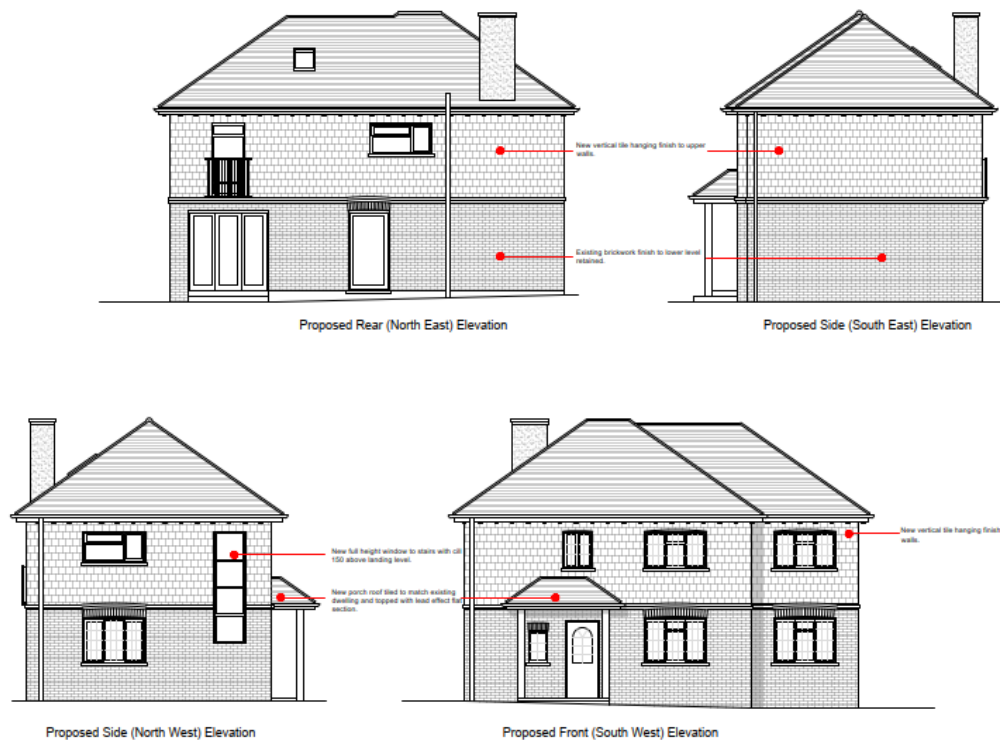
The proposed change in this application is to allow for a change to the external materials from timber cladding of the external upper walls, to vertical tile hanging.

The existing finish at first floor level is pebble dash with the originally approved being horizontal shiplap weatherboarding. The proposed would introduce a vertical tile hanging, below is a direct comparison of the permitted drawings under 20260345 and the current proposal.

Permitted under 20260345



Proposed under current proposal

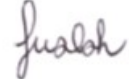


The proposed change does not impact the scale of development and is more of an aesthetic alteration. The proposed change in materials does not unduly alter the appearance of the main dwelling and extension

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 Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	30th September 2026	Dated:	30 September 2026