



Delegated Report

Non-material Amendment Application

Planning Application No: 20220808

Location: Graveney Lodge, Wrotham Road, Meopham, Gravesend

Description: Application for a non-material amendment to planning permission 20220265 (for a minor material amendment to planning permission 20201100 for the erection of a single storey dwelling house; to replace drawing no. 2160.04A (Proposed Floor Plan) with drawing nos. 21/0529/14A (Proposed Ground Floor Plan - Option 2) and 21/0529/13A (Proposed Basement Plan - Option 2); Addendum to Arboricultural Impact Assessment and Method Statement (ref. CAS/2021/127)); to allow glazing to front entrance and glazed gables changed to slimline framing, stainless steel flue from wood burning stove in living room added, window to basement staircase increased to two light window and moved down in wall with formation of small flight of external steps to provide primary fire escape route from basement, dining and Family Room windows reduced from 2no two light windows per room to 1no three light window per room, windows to WC and Dressing Room omitted and window to kitchen moved.

Applicant: Mr & Mrs Winstone

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
21/0529/15 (Proposed Elevations - Sheet 1)
21/0529/16 (Proposed Elevations - Sheet 2)

Relevant Planning History

Reference	Description	Decision	Decision Date
20220522	Application for approval of conditions 3, 4 and 8 attached to planning permission reference number 20220265 relating to details of (3) External facing materials, (4) Hard and soft landscaping and (8) Residential waste arrangements.	Approval of details	04.07.2022
20220265	Application for a minor material amendment to planning permission reference no 20201100 for the erection of a single storey dwelling house; to replace drawing numbered 2160.04A (Proposed Floor Plan) with drawing numbered 21/0529/14A (Proposed Ground Floor Plan - Option 2); and the following drawing numbered 21/0529/13A (Proposed Basement Plan - Option 2);	Permitted	05.05.2022

	Addendum to Arboricultural Impact Assessment and Method Statement (ref-CAS/2021/127).		
20201100	Erection of a single storey dwelling house.	Permitted	25.08.2021

Development Plan

As an application under S.96A of the Town and Country Planning Act 1990 the consideration relates to whether the proposal is a non-material amendment to the planning permission. The application is not assessed under the development plan.

Consultations, Publicity and Representations

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply, and consultations/publicity are therefore at the discretion of the local planning authority. No consultations were undertaken.

Officer's Analysis

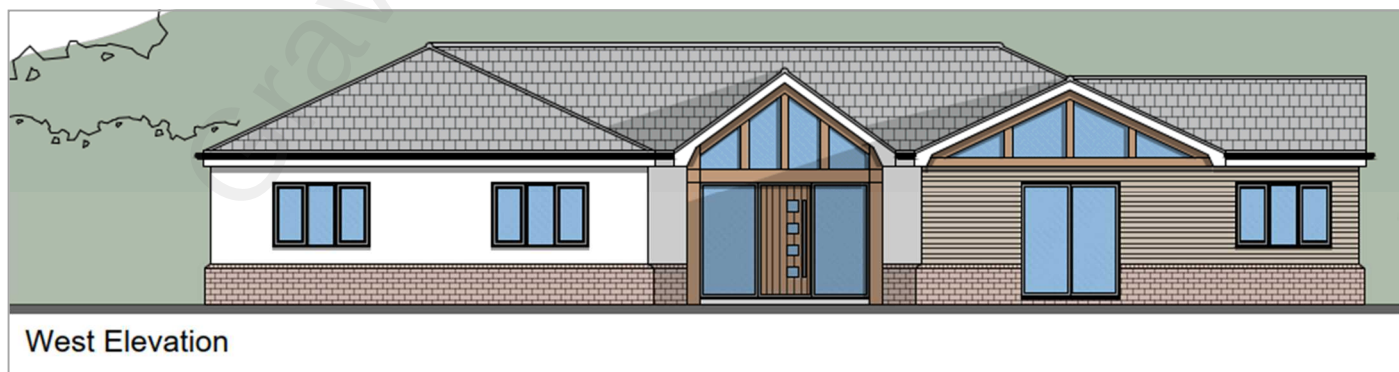
There is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under S.96A.

The proposal seeks to amend the elevations of the dwelling following design development.

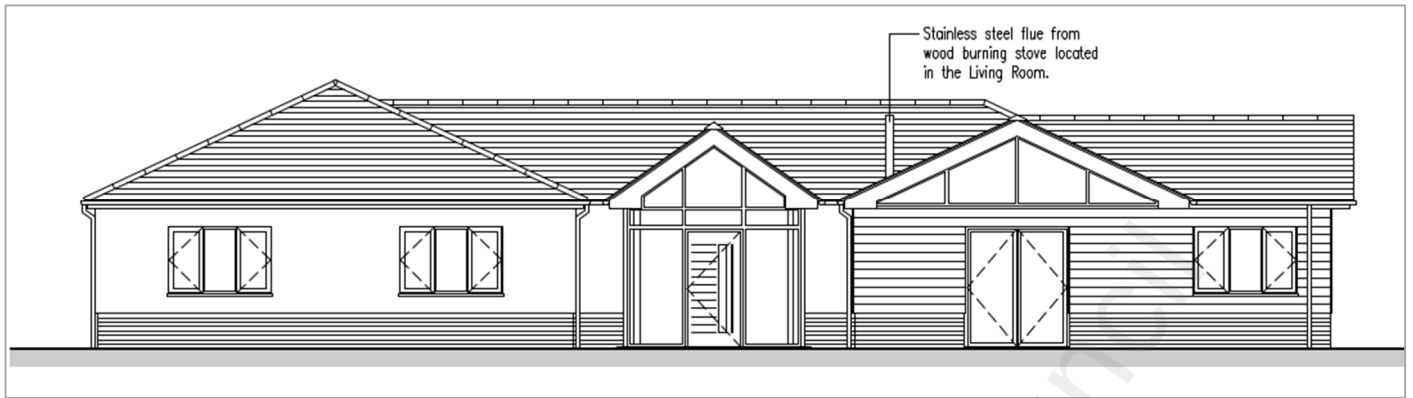
The elevational amendments include as follows:

- Glazing to front entrance and glazed gables changed to slimline framing.
- Stainless steel flue from wood burning stove in Living Room added.
- Window to basement staircase increased to two light window and moved down in wall, complete with formation of a small flight of external steps, to provide the primary fire escape route from the basement.
- Dining and Family Room windows reduced from 2no two light windows per room to 1no three light window per room.
- Windows to WC and Dressing Room omitted.
- Window to Kitchen moved.

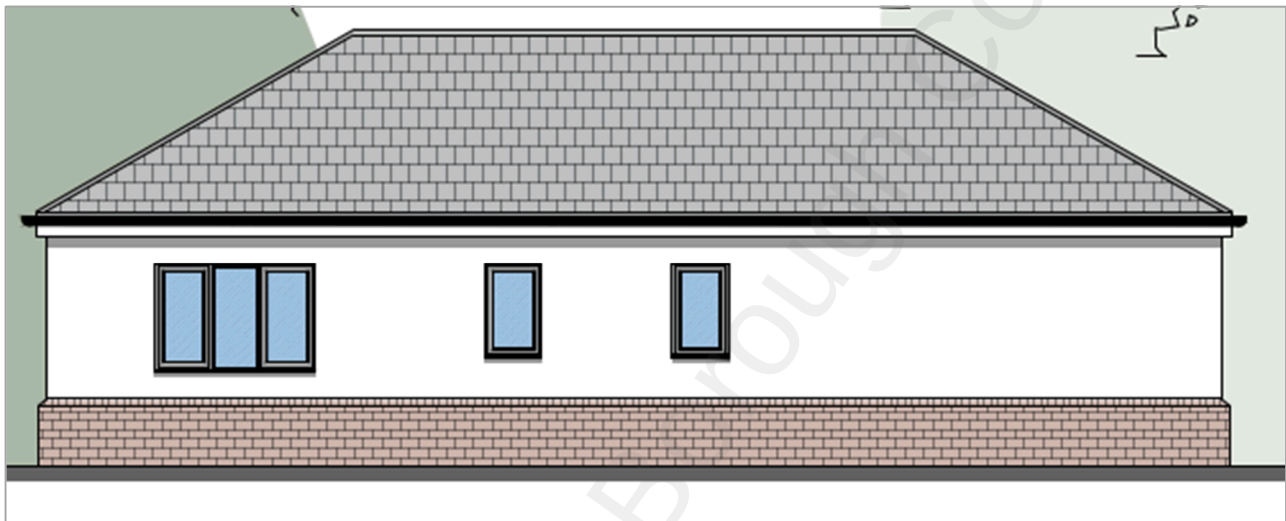
The originally approved elevation drawings comprised drawing nos. 2160.05A (west and east elevations) and 2160.06A (north and south elevations). The originally approved west elevation was as follows:



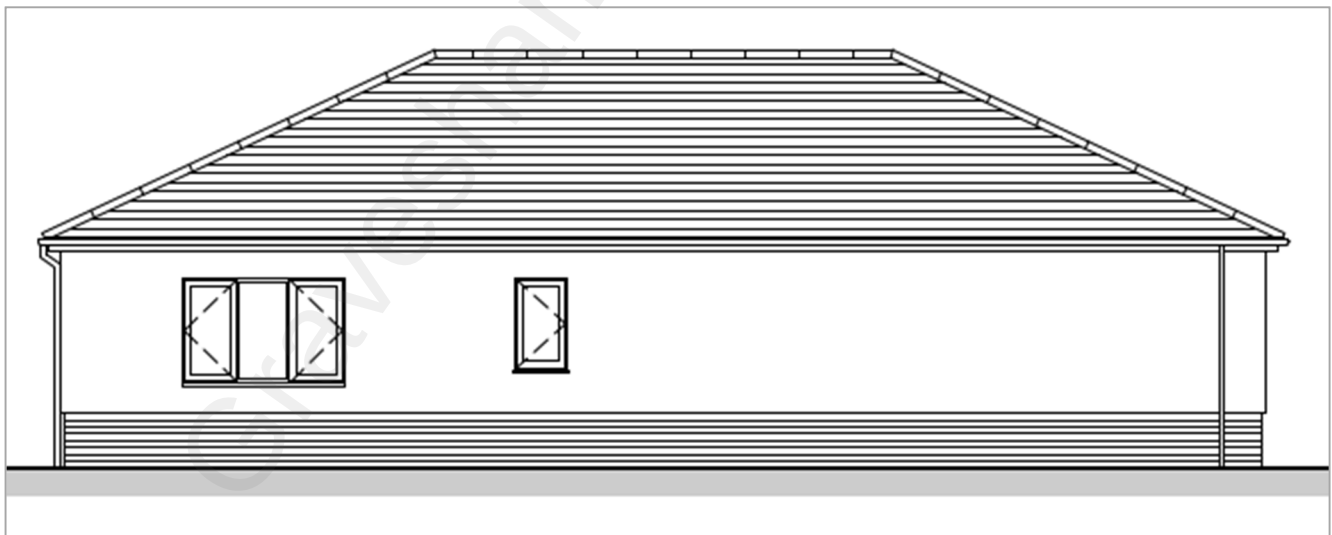
The proposed west elevation changes are as follows:



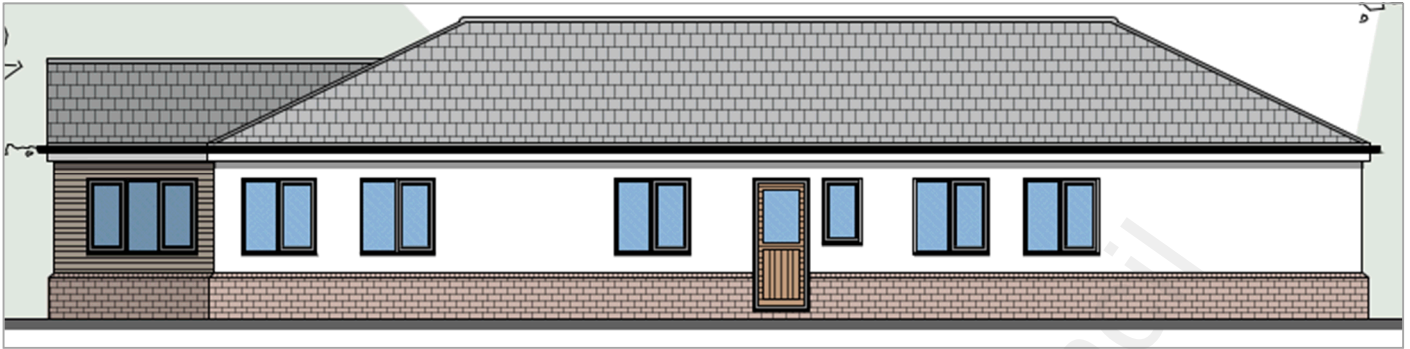
The originally approved north elevation was as follows:



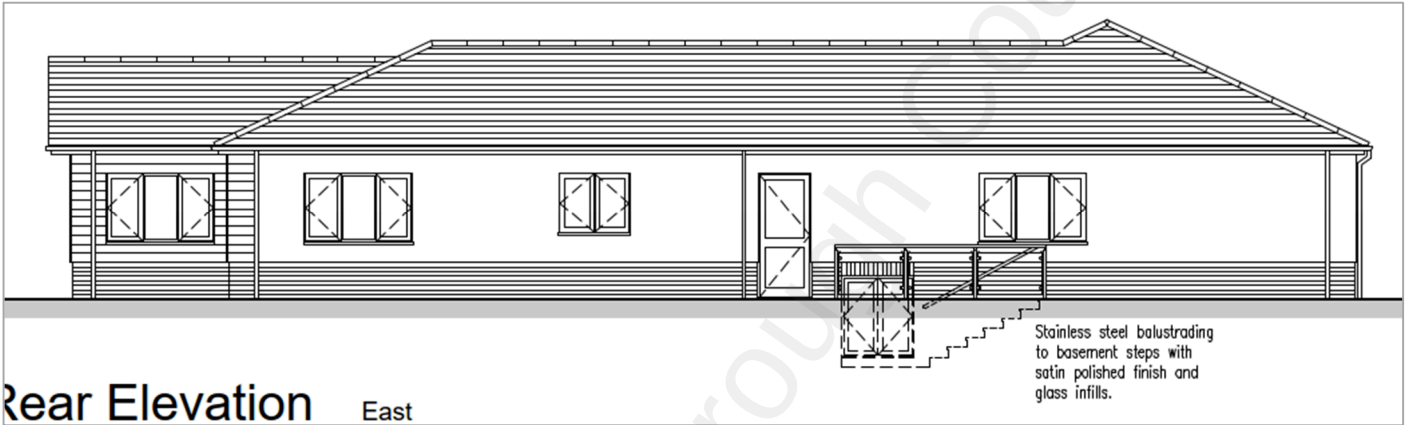
The proposed north elevation changes are as follows:



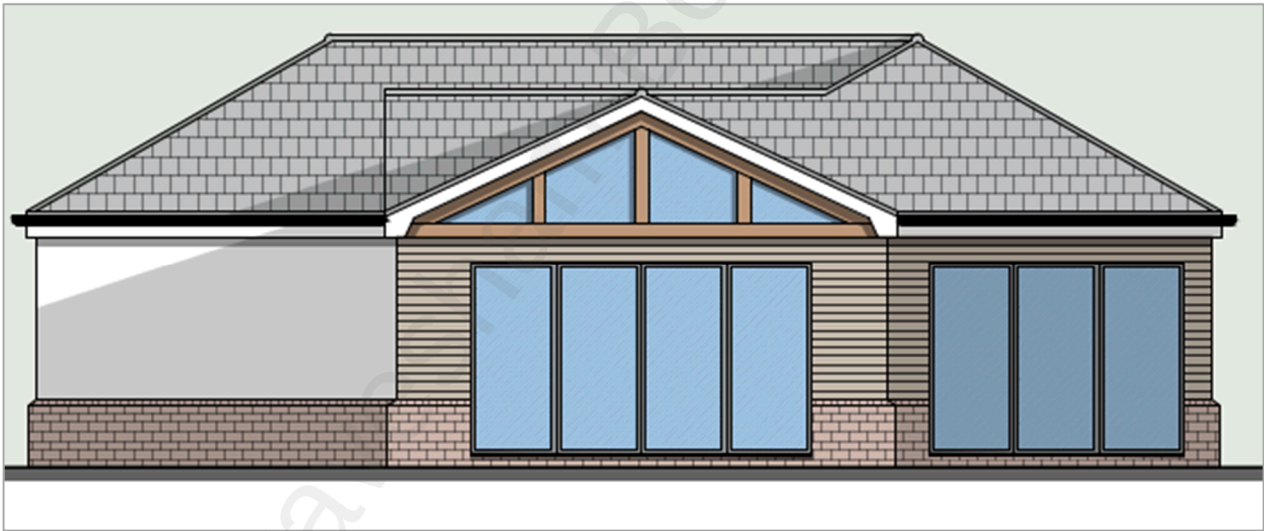
The original east elevation was as follows:



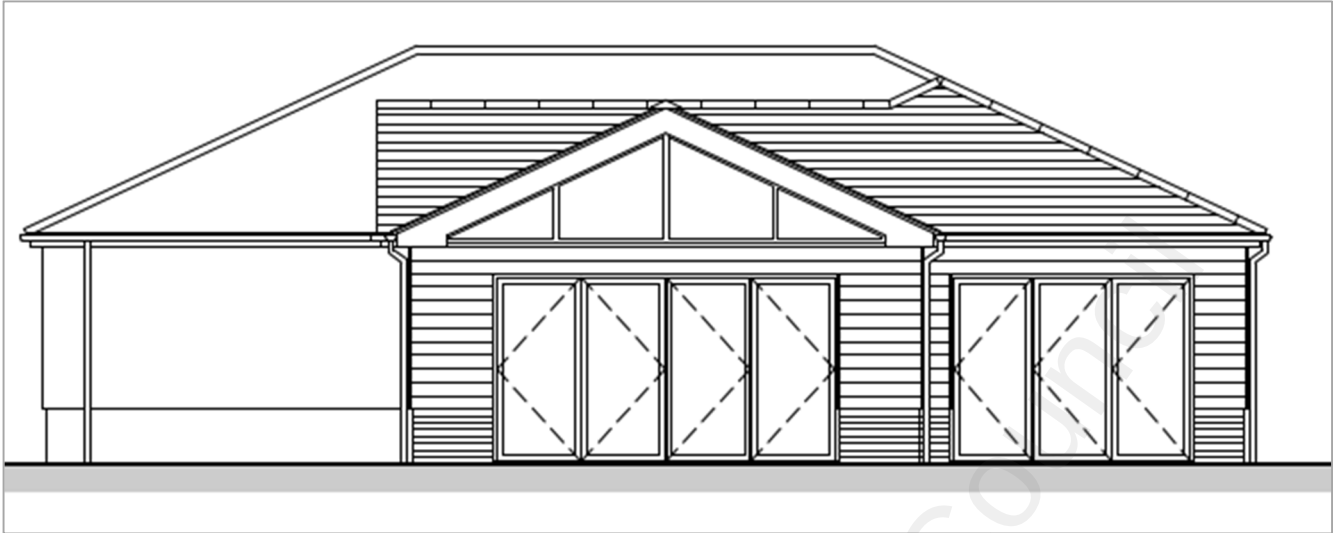
The proposed east elevation changes are as follows:



The original south elevation was as follows:



The proposed south elevation changes are as follows:



The main changes to the proposal include various window changes, including a larger window serving the stairs down to the basement with steps and balustrading up to the garden to provide fire access. Whilst this latter change introduces additional steps for fire access, it is not considered to be a material change to the overall proposal, particularly as the fire access route necessitates the need for it. Overall, the changes will be negligible within the context of the application site and surrounding area.

The changes have no bearing on those conditions already approved. The previous conditions from planning permission 20220265 will remain applicable.

It is considered that the above changes are non-material in terms of the nature of the development and the application can be supported.

Conclusion and Recommendation

The proposed elevational changes are considered to be non-material amendments, and a separate planning permission would not therefore be required.

(For detailed informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	<i>[Signature]</i>
Dated:	8th September 2022	Dated:	08 September 2022