

Delegated Report

Application No:	20240947
Location:	10 Wingfield Road Gravesend Kent DA12 1BS
Description:	Application for a non-material amendment to planning permission reference number 20220801 to allow the reduction in the size of the extension.
Applicant:	Mr S O'Shea

Proposal

Application for a non-material amendment to planning permission reference 20220801 for a reduction in the size of the proposed rear extension.

The application consists of the following;

Application Form;
Drawing no. D-01 Rev. A Existing and approved block plans;
Drawing no. D-03 Existing elevations;
Drawing no. D-10 Proposed layouts and roof plan;
Drawing no. D-11 Proposed elevations; and
Drawing no. D-12 Existing and proposed block plans.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220801	Erection of a single storey rear extension	Permitted	27.09.2022

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 an application under s.96A.

The proposed amendment would;

- Reduce the depth of the rear extension from 6.9 metres to 6 metres;
- Result in the extension adjoining the boundary wall with no. 9 Wingfield Road when previously it was set some 10cm away from it;
- A bifold door being replaced with French doors and a window;
- Amendments to the roof lights; and
- Amendments to the internal layout.

It is considered that the above changes are non-material in terms of the size of the development.

The applicant has confirmed that the proposed amendment would not result in any encroachment over the boundary with no. 9 Wingfield Road.

The proposed amendment would not have any adverse design or conservation area impacts and there would be no adverse residential amenity impacts to existing or surrounding occupiers.

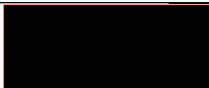
Conclusion

The Local Planning Authority is of the opinion that the proposed amendment does 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.

See draft Decision

Case Officer:	Mrs Kelly Joyce	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	7th November 2024	Dated:	08 November 2024