



Registered Office:
2 The Parade, Ash Road, Hartley
Longfield, Kent DA3 8BG

Tel: 01474 703705
www.gsplanning.uk
Email: office@gsplanning.uk
Company Reg: 11366733

GSP Project ref: PR4651
Council Ref : 20221239

Date: 19 March 2023

Katherine Parkin
Senior Planner
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Dear Katherine

Application seeking approval for a non-material amendment to planning permission 20221239: (Demolition of existing detached dwelling and erection of replacement dwelling and associated works including landscaping, removal of existing outbuildings and swimming pool, a re-sited pedestrian and vehicular access from Pear Tree Lane and the stopping-up of the existing access), to allow the;

- **Reduction in size of a rooflight on the rear roof-slope of the garage**
- **Introduction of Solar Panels to west facing roof and front roof-slope of the garage**
- **Erection of a stone entrance portico on front elevation**

Site Location: Long Acre Pear Tree Lane Shorne Gravesend Kent DA12 3JT

This letter supports an application seeking a non-material amendment to planning permission 20221239 approved on 30 January 2023. The permission has been implemented and the construction of the new house is well advanced.

The application comprises the following plans and documents

- Covering letter
- Drawing nos.
 - 3814.112 Proposed Ground Floor Plan
 - 3814.113 Proposed Elevations 1
 - 3814.114 Proposed Elevations 2
 - 3568.07 Ground Floor Plan as Originally Approved
 - 3568.12 Proposed Elevations 1 as Originally Approved
 - 3568.13 Proposed Elevations 2 as Originally Approved

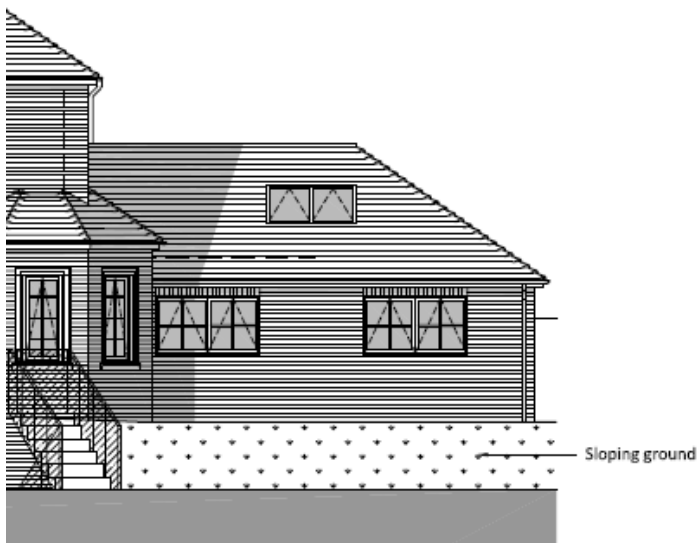
The currently ongoing construction project has replaced the previous dwelling that stood on the site and will provide a new family dwelling for the applicants when completed.

PROPOSALS

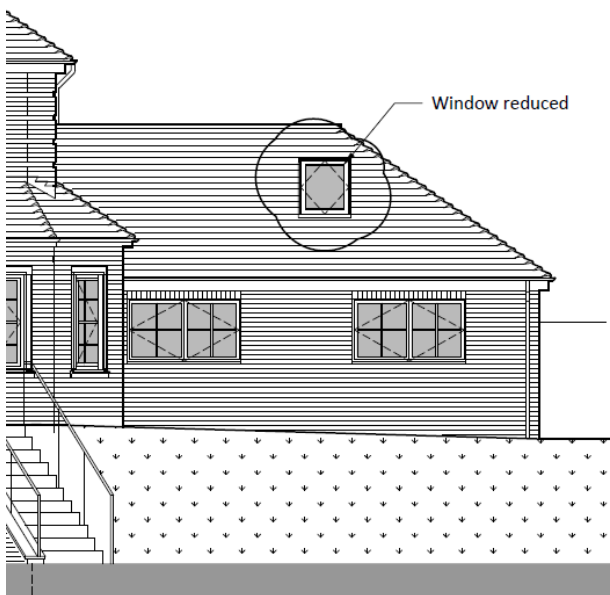
The applicant's are seeking approval for very minor (non-material) changes to the approved scheme.

Rear Rooflight to Garage

The approved arrangement is as follows



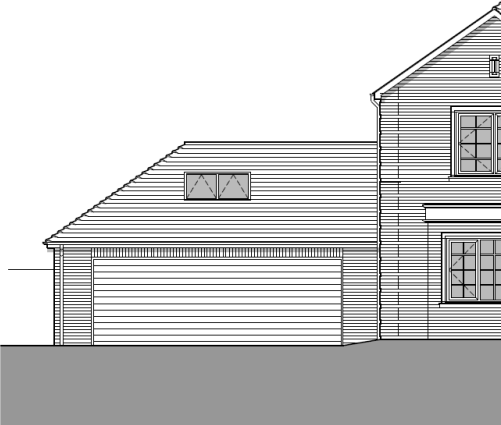
The revised arrangement is as follows



Solar panels

Solar panels have been introduced to the front roof slope of the garage and to the west facing roof slope of the main house. The applicants are seeking to enable the use of renewable energy as part of the energy resources for the new dwelling

Approved elevations



Proposed Front (South) Elevation
1:100



West elevation as approved

Proposed/as built elevations



Proposed Front (South) Elevation
1:100



Revised West Elevation

As can be seen the introduction of the solar panels to the front facing garage roof has replaced an approved rooflight. The panels on the west elevation are in the same plane as the roof.

As the introduction of the panels took place at the same time as the roof tiles were installed, this enabled the panels to be fully integrated and fitted flush with the roof tiles. This is indicated below (photograph taken 17 December 2025).

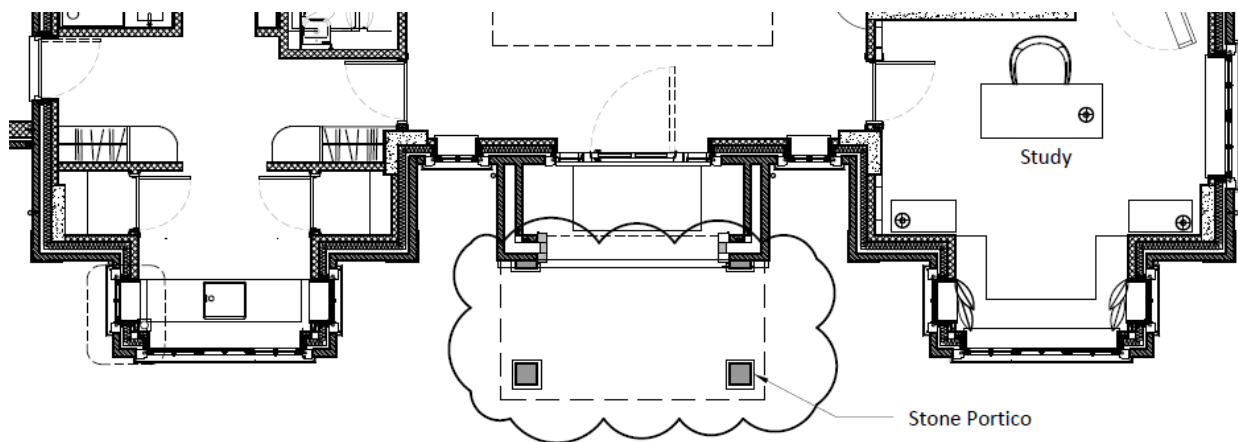


Stone Entrance Portico

This element has not yet been constructed.

It is proposed to erect an open stone portico, with the stonework colour and finish matching the stonework already installed on the new dwelling. It would not be higher

than the stonework cornices of and only project very marginally beyond the two ground floor bays that flank the entrance to the dwelling.



The revised front elevation would appear as follows;



ASSESSMENT

The NPPG makes it clear that *'There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another'* and that *'The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.'*

In the context of the approved scheme it is the applicant's view that the revisions to the rooflight and introduction of solar panels are clearly non-material.

It is also contended on behalf of the applicant that the proposed stone portico is also non-material.

The proposed structure is open and not enclosed and the dwelling behind clearly remains visible through it.

When viewed from the east and west sides of the house, the majority of the portico is hidden from view by the ground floor projecting bay windows which are also taller than the proposed portico. The dwelling is set lower than Pear Tree Lane and is approximately 38m from the edge of the highway. As can be seen from the image above the proposed portico is not a discordant or prominent feature in the context of the overall width, height and overall scale of the dwelling. The Portico will not be prominent in the streetscene or detract from the appearance of the dwelling.

Using the NPPG guidance set out above, when considered in terms of the overall context of the scheme, the portico can be considered as non-material.

We would respectfully request that the Authority, on due consideration of the merits and context of these changes, concurs with the applicant's view that they do amount to non-material amendments to the original scheme as approved under application 20221239.

We look forward to receiving confirmation that the application has been registered in due course.

Yours sincerely,



STEVE CLARKE
Associate Planner