



Delegated Report

Non-Material Amendment Application

Application No: 20220541

Location: 34 The Rise, Gravesend, Kent, DA12 4BX

Description: Application for non-material amendment to planning permission reference number 20210716 to allow the change of the bricks to render.

Applicant: Mr Wayne Morrison

Site Visit: 2nd August 2022

Submitted Documents/Plans

Application Form - dated 17/05/2022;
Drawing no. 21/02/03.06 - Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210716	Erection of rear dormer, conversion of roof space to habitable rooms and erection of a single storey rear extension.	PERMITTED	27.07.2021

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 proposed amendment must still fall within the description of the development on the original decision notice, and must still comply with the development plan.

The relevant policies to this non-material amendment application are:

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Development & Design Principles

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since

the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving Well-Designed Places

Officer's 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 changes for this application are to the materials. The existing bungalow is facing brickwork and the extension permitted in 2021 was conditioned to ensure that the materials used would match those of the existing dwelling.



This non-material amendment application seeks permission to render the whole dwelling, including the extension. The change in material would not be considered a non-material when considered against the development plan.

Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area. Moreover, Section 12 of the National Planning Policy Framework (NPPF) (2021) states that developments should function well and add to the overall quality of the area, are visually attractive and are sympathetic to local character.

The surrounding street scene (The Rise and The Drive) is characterised by bungalows that are similar in terms of design and materiality. These bungalows are constructed using different colours of brick, but the prevailing material character is facing brickwork and no properties are rendered. This was evident on the site visit:



Considering the above photographs, the proposed rendering of the property and extensions would be grossly out of character with the surrounding area, failing to integrate with, and be incongruous within the

street scene. Therefore, the proposed change of materials cannot be considered as a non-material amendment and is contrary to Policy CS19 (LPCS) and Section 12 (NPPF) and will be refused by virtue of a detrimental impact on the street scene.

Recommendation

Refusal

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	2 nd August 2022	Dated:	02 August 2022