



Delegated Report

Non-Material Amendment Application

Planning Application No: 20251214

Location: Fleethouse, Beechwood Drive, Meopham Gravesend

Description: Application for a non-material amendment to planning permission reference number 20230485 to allow original outbuilding front opening retained, new WC/bathroom sizes amended and side elevation windows changed.

Applicant: Mr Darius Pinskis

Site Visit Date: N/A

Proposal

This is a non-material amendment to planning permission reference number 20230485. The original permission ref. 20230485 was for demolition of conservatory and erection of rear extension and extension to side garage and the proposed amendment is to allow the original outbuilding front opening to be retained, amend the new WC/bathroom sizes and change the windows in the side elevation.

Submitted Documents/Plans

- Application form;
- Drawing no. FH2002 Rev. 2 – Proposed Plans and Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230485	Demolition of conservatory and erection of rear extension and extension to side garage.	Permitted	04.07.2023

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.

Fleethouse is a detached residential dwelling located within the Green Belt and the Harvel Wooded Downs Landscape Character Area.

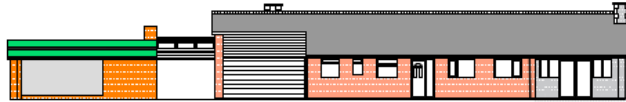
The proposed changes are:

- To allow the original outbuilding front opening to be retained;

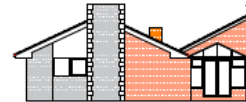
- The new WC/bathroom sizes to be amended; and
- Side elevation windows changed.

For ease of reference the existing, approved and proposed floor plans and elevations are:

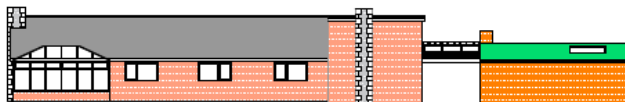
Existing:



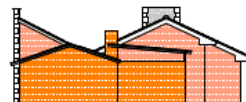
Front Elevation - Current



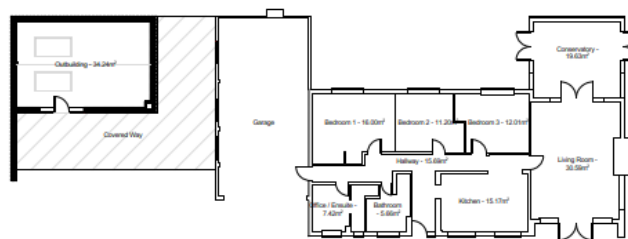
Side Elevation - Current



Rear Elevation - Current



Side Elevation - Current



Floor Plan - Current

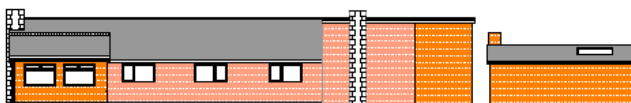
Approved (ref. 20230485):



Front Elevation - Proposed



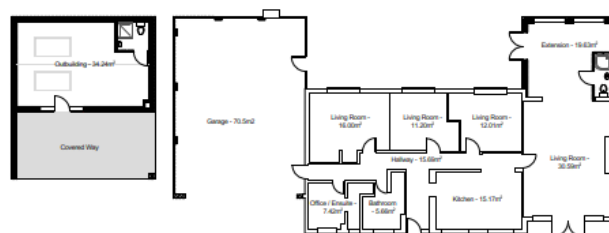
Side Elevation - Proposed



Rear Elevation - Proposed



Side Elevation - Proposed



Floor Plan - Proposed

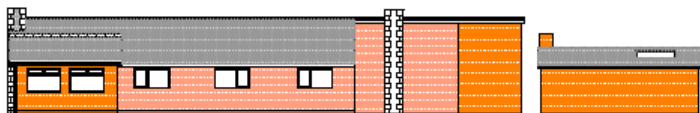
Proposed:



Front Elevation - Proposed



RH Side Elevation - Proposed



Rear Elevation - Proposed



LH Side Elevation - Proposed



Floor Plan - Proposed

The retention of the original front opening to the outbuilding would involve retaining the original width opening and having five bi-folding doors instead of the three approved.

The changes to the side windows would consist of the right hand side elevation. The window in the side of the extension would be made slightly larger and the window which would have served the side of the living room is to be removed completely.

The changes to the WC/bathroom sizes would be as follows - in the approval the bathroom in the extension is 2.2 sq. m and it is proposed to amend it to 3.8 sq. m, an increase of 1.6 sq. m.

The proposal to change the bi-folding doors from three to five, enlarge one window and remove another in the side elevation and increase the size of the bathroom in the extension would not constitute disproportionate additions and would therefore not be inappropriate development - they are just door and window design changes and an increase in the size of an internal room. The changes would also not impact on the openness of the Green Belt.

As the changes are just design changes to doors and windows and an increase in the size of an internal room there would not impact on landscape character and would therefore be acceptable in respect of this matter.

The change of the door from three to five panel bi-folding doors and the enlarged window in the flank elevation and the removal of one previously proposed are all considered acceptable in respect of design, character and appearance of the host dwelling and the area.

The increase in the size of the bathroom would be a positive change as the permitted bathroom was undersized but at 3.8 sq. it would exceed the minimum standard set out in SPG2: (2020). The change from three to five panels for the bi-fold doors would not impact on occupier amenity and nor would the removal of the window from side of the living room would still be served by a window in the side and windows in the

front elevation. The proposed changes would therefore be acceptable in respect of occupier amenity.

Given the nature of what has already been permitted in terms of the bi-fold doors and the window which it is proposed to enlarge, this enlargement would not cause any impact on neighbouring amenity.

The proposed changes would not impact on any parking or highways matters.

Conclusion

The proposed amendments to the development approved under application ref. 20230485 in respect of changing the bi-folding doors, removal of window and enlargement of window in flank elevation and increase in size of the bathroom in the extension are considered acceptable and are deemed to constitute a non-material amendment.

Recommendation

Permission for Non-Material Amendment

(See draft Decision)

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	19th December 2025	Dated:	22nd December 2025