



## Delegated Report

**Application No:** 20220285

**Location:** The Builders Yard Lower Range Road Gravesend Kent

**Description:** Application for non-material amendment to planning permission reference number 20190520 to allow increase in length and depth of building including increase in stair 1 & 2 and alteration of a window.

**Applicant:** DCB (KENT) LTD

### Proposal

Application for a non-material amendment to planning permission reference 20190520 for erection of three storey building to form 14no. two bedroom self-contained flats.

The application consists of the following

- Application Form;
- Drawing no. 50 – Existing Floor Plans;
- Drawing no. 51 – Existing Elevations;
- Drawing no. 52 – Proposed Floor Plans; and
- Drawing no. 53 – Proposed Elevations.

### Relevant Planning History

| Application No. | Description                                                                       | Status    | Decision   |
|-----------------|-----------------------------------------------------------------------------------|-----------|------------|
| 20190520        | Erection of three storey building to form 14no. two bedroom self-contained flats. | Permitted | 18.02.2020 |

## 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 changes for to this application are:

Entrance to stair 1 increased in depth by 440mm (0.4m) and 340mm (0.3m) – increase in size due to accommodating vertical service riser to hear of stair;

Entrance to stair 2 increased by 600mm (0.6m) and including staggered wall – increase in size due to accommodating vertical service riser to hear of stair;

As a result overall building length increased from 29136mm to 29353mm – an increase of 217mm (0.2m) and overall building width increased from 16652mm to 17203mm – an increase of 551mm (0.51m) including re-alignment of external wall on north elevation section;

Change from two windows to one window above the entrance to stair 1

Although the proposal is increasing the size of the building the sizes are considered modest when compared to the size of the building which was permitted under ref. 20190520. The amendments would not significantly increase the size of the development. The increase to stair 2 would bring that section closer to no. 1 Old School Yard but it would be level with the main flank elevation on that side so would bring the building overall no closer to no. 1 than has already been permitted. On balance the increases in size are not considered to be so significant to not constitute a non-material amendment. The change from two windows to one above stair 1 is considered to be a non-material amendment.

Overall it is considered the above changes are non-material in terms of the size of the development and the application can be supported.

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## Recommendation:

Approval of non-material amendment

## See draft Decision

|                      |                         |                     |                             |
|----------------------|-------------------------|---------------------|-----------------------------|
| <b>Case Officer:</b> | Ms Rebecca Harrison     | <b>Team Leader:</b> | Richard Hart                |
| <b>Signed:</b>       | <i>Rebecca Harrison</i> | <b>Signed:</b>      | <i>R Hart</i>               |
| <b>Dated:</b>        | 22nd April 2022         | <b>Dated:</b>       | 25 <sup>th</sup> April 2022 |