



Application: 20231037

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

REFUSAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION
--

To: **Baljit Sanghera
C/O Peter Cross
29 Prince Charles Avenue
Chatham
ME58EX
United Kingdom**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS REFUSED** detailed plans and particulars submitted on 9th October 2023 as a non-material amendment to the Notification of Grant of Planning Permission reference 20200785 to Develop Land dated 5 October 2020 in respect of:-

Erection of an extension to integral garage and erection of a single storey conservatory to rear.

at **324 Singlewell Road
Gravesend
Kent
DA11 7RZ**

and being **Application for a non-material amendment to planning permission reference number 20200785 to allow the change of the pitched roof to extended garage to profiled concrete roofing tiles to match existing, in lieu of poly carbonate cladding, change side wall construction of extended garage to Cedar cladding in lieu of poly carbonate cladding and extend line of garage to align with conservatory.**

and the grounds of refusal are:-

1. The Local Planning Authority is of the opinion that the proposed alterations, notably the increase in projection of the garage from the rear elevation, represent a material change to the original permitted application. As such, the proposal requires planning permission and therefore cannot be dealt with as a non-material amendment.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 SUBMITTED DRAWINGS

Application Form Dated 06/10/2023;
OS Plan Received 09/10/2023;
Drawing Number 02 (Block Plan - Existing); and
Drawing Number 07A (Elevations - Proposed).

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 30 October 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

~~~~~