

Delegated Report

Planning Application No: 20231037

Location: 324 Singlewell Road Gravesend Kent DA11 7RZ

Description: 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 polycarbonate cladding, change side wall construction of extended garage to Cedral cladding in lieu of polycarbonate cladding and extend line of garage to align with conservatory.

Applicant: Baljit Sanghera

Site Visit Date: Desktop Assessment

Proposal

Application for non-material amendment to planning permission reference 20200785 relating to change of the pitched roof to extended garage to profiled concrete roofing tiles to match existing, in lieu of polycarbonate cladding, change side wall construction of extended garage to Cedral cladding in lieu of polycarbonate cladding and extend line of garage to align with conservatory

The application consists of the following:

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

Relevant Planning History

Reference	Description	Decision	Decision Date
20200785	Erection of an extension to integral garage and erection of a single storey conservatory to rear.	Permitted	05.10.2020

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

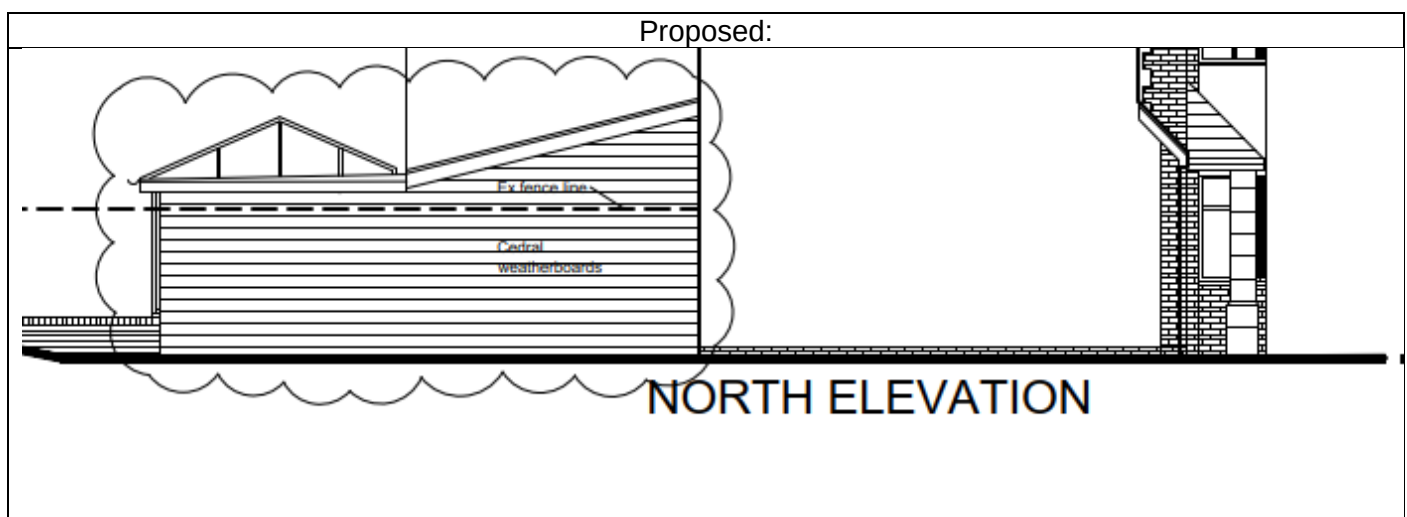
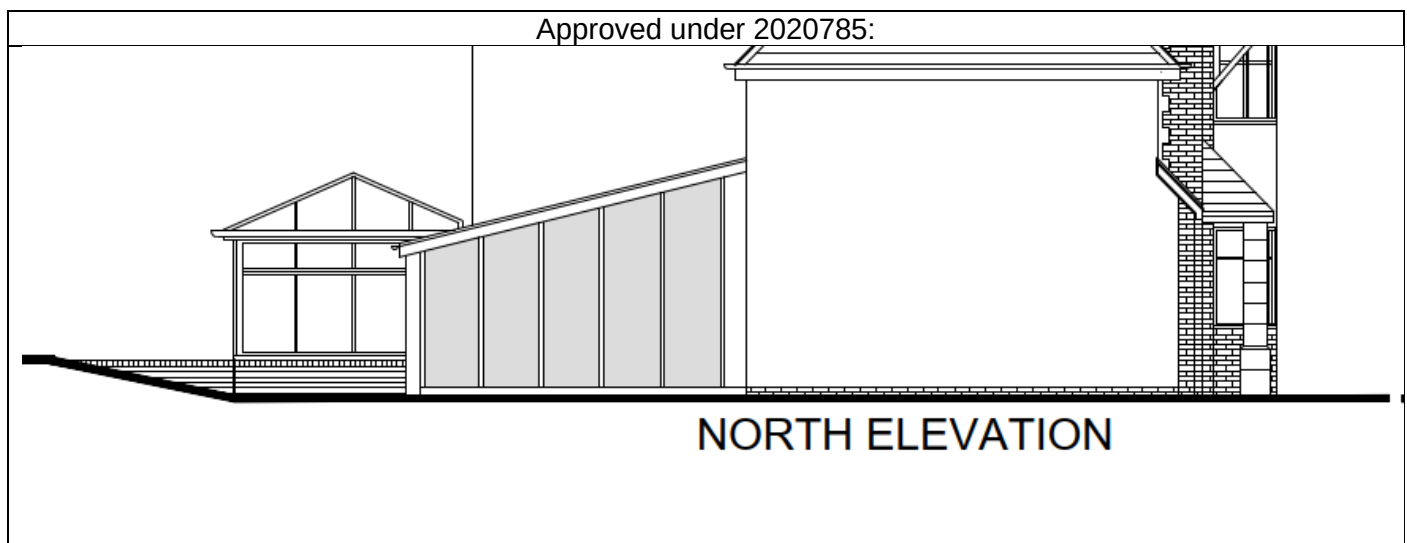
There is no statutory definition of 'non-material'. This is because it is so dependant on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant to application under

S.96A.

The first proposed change for this application is the materials used for the proposed extended garage. The application proposes the use of profiled concrete roofing tiles to the pitch roof to match existing and Cedral weatherboard cladding to the flank wall of the rear garage.

Due to the location to the rear of the property, together with the proposed materials to match the existing dwelling, the amendments are not considered to have an additional impact on the amenities of neighbouring properties and therefore it is considered that this part of the application would not result in any further impact over the already approved scheme and would be supported.

The second proposed change is an alteration to the projection of the extended garage from the rear elevation, as shown below:



The projection of the garage proposes an increase of 2.45m from 4.85m to 7.3m in depth. The garage will also extend further along the shared boundary of neighbouring property 322 Singlewell Road. As such the garage will have a greater depth and therefore cannot be considered a non-material amendment. The proposal is materially different to that which was approved and as such would require public consultation.

For these reasons, the application is recommended for refusal and a planning application should be submitted.

Conclusion

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.

Recommendation

Refusal

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	30th October 2023	Dated:	30th October 2023