



Delegated Report

Planning Application

Planning Application No: 20241104

Location: Nutfield Farm Priestwood Road Meopham Gravesend

Description: Application for non-material amendment to planning permission reference number 20230312 and appeal reference number APP/K2230/W/23/3323850 to allow the replacement of approved dining room window by a set of bifold doors with a modest enlargement of the path in front of the doors.

Applicant: Mrs & Mr Stephen Church

Proposal

Application for a non-material amendment to planning permission reference 20230312 and appeal reference number APP/K2230/W/23/3323850 to allow the replacement of approved dining room window by a set of bifold doors, with a modest enlargement of the path in front of the doors. No further alterations are proposed.

The application consists of the following

Planning Application Form;

Covering Letter;

Drawing No. 539/PL02A – Proposed Dwelling Plan; and

Drawing No. 539/PL03A – Proposed Dwelling Elevations, all received 4th December 2024.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230312	Demolition of the existing detached 4-bedroom dwelling, together with its associated garages and outbuildings and its replacement by a detached 3-bedroom bungalow with associated detached double garage and mower store.	Refused Appeal Allowed	14.11.2023 31.01.2024

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 although Policy CS19 of the Gravesham Local Plan Core Strategy would be relevant if it was considered that the amendments were material changes.

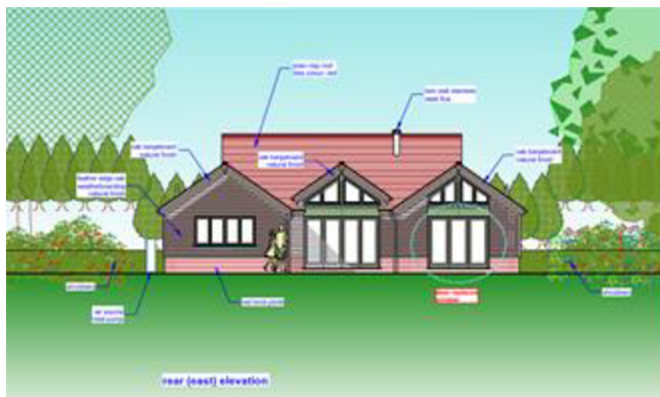
Consultations, Publicity and Representations

None necessary for a non-material amendment type application.

Planning Analysis

The proposed changes within this application are to allow the replacement of approved dining room window by a set of bifold doors, with a modest enlargement of the path in front of the doors, as stated in the supporting application form. The overall approved design would remain the same.

Proposed Revised Elevations



It is considered that the above changes are non-material and the application can be supported.

APPROVAL of a Non-Material Amendment subject to informatives

None.

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