



Delegated Report

Householder Planning Application

Planning Application No: 20211357

Location: 23 Elm Road Gravesend Kent DA12 5LE

Description: Application for non-material amendment to planning permission reference number 20201270 to allow to raise the sill height of the window to the front.

Applicant: Mr Barry MacLennan

Site Visit Date: Desktop Assessment

Proposal

The proposal is for a non-material amendment relating to planning permission reference number 20201270 granted on 26th February 2021 to allow an increase to the sill height of the window in the front elevation of the permitted annexe.

Submitted Documents/Plans

- Application Form Received 01/11/2021;
- Site Location Map Received 01/11/2021
- Drawing No: 01 REV A (Revised Plans and Elevations) Received 01/11/2021.

Relevant Planning History

Reference	Description	Outcome	Decision Date
20201270	Erection of an annex to the rear of the property, for use incidental to the main dwelling and a vehicular crossover and off road parking to the front.	Permitted	01.03.2021

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.

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

No consultations were carried out for this proposal.

Publicity and Representations

None necessary for a non-material amendment type application.

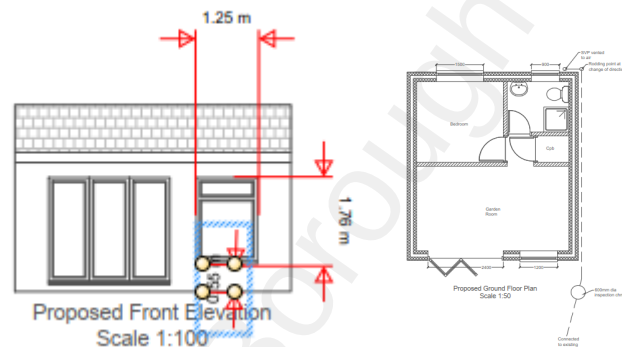
Analysis

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.

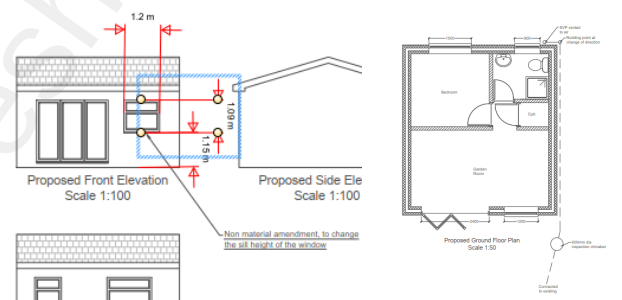
The proposed changes for to this application are to increase the sill height from the ground level from 0.5m to 1.1m. The non-material amendment results in a smaller window serving the front elevation of the building. It is considered that these changes would not have an adverse impact on the amenity of any surrounding properties.

The following extracts show the proposed changes;

Approved Plans Under Reference 20201270



Proposed Changes:



The increase of the sill height of approx. 0.6m is not considered to have an adverse impact on the adjacent properties at No 25 and 21 Elm Road. The increase in sill height and subsequent reduction in window size not result in any loss of light, outlook or privacy.

Conclusion

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

Conclusion & Recommendation

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

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	18th November 2021	Dated:	18th November