

Delegated Report

Application No:	20240924
Location:	76 Kitchener Avenue Gravesend Kent DA12 5JF
Description:	Application for a non-material amendment to planning permission reference number 20240231 to move only the rear extension wall 225 mm away from the property boundary.
Applicant:	Jay & M Properties LTD

Proposal

Application for a non-material amendment to planning permission reference 20240231 to move the rear extension wall 225 mm away from the property boundary.

The application consists of the following
Application Form dated 10/10/2024;
Supplementary Information – Design and Access Statement;
Drawing Number 100/001 (Ground Floor Plan – Existing);
Drawing Number 100/002 (First Floor Plan – Existing);
Drawing Number 100/003 (Roof Plan – Existing);
Drawing Number 100/004 (Elevations – Existing);
Drawing Number 100/005 (Ground Floor Plan – Proposed);
Drawing Number 100/006 (First Floor Plan – Proposed);
Drawing Number 100/007 (Second Floor Plan – Proposed);
Drawing Number 100/008 (Roof Plan – Proposed);
Drawing Number 100/009 Rev 1 (Elevations – Proposed);
Drawing Number 100/010 (Sections AA Proposed); and
Drawing Number 100/200 (Block Plans – Existing and Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
20240231	Demolition of conservatory. Erection of a single storey and part two storey rear extension. Dormer window in the rear roof slope and 3 roof lights to the front. Conversion of the roof space into habitable rooms and hip to gable roof alterations.	Permitted	08.05.2024

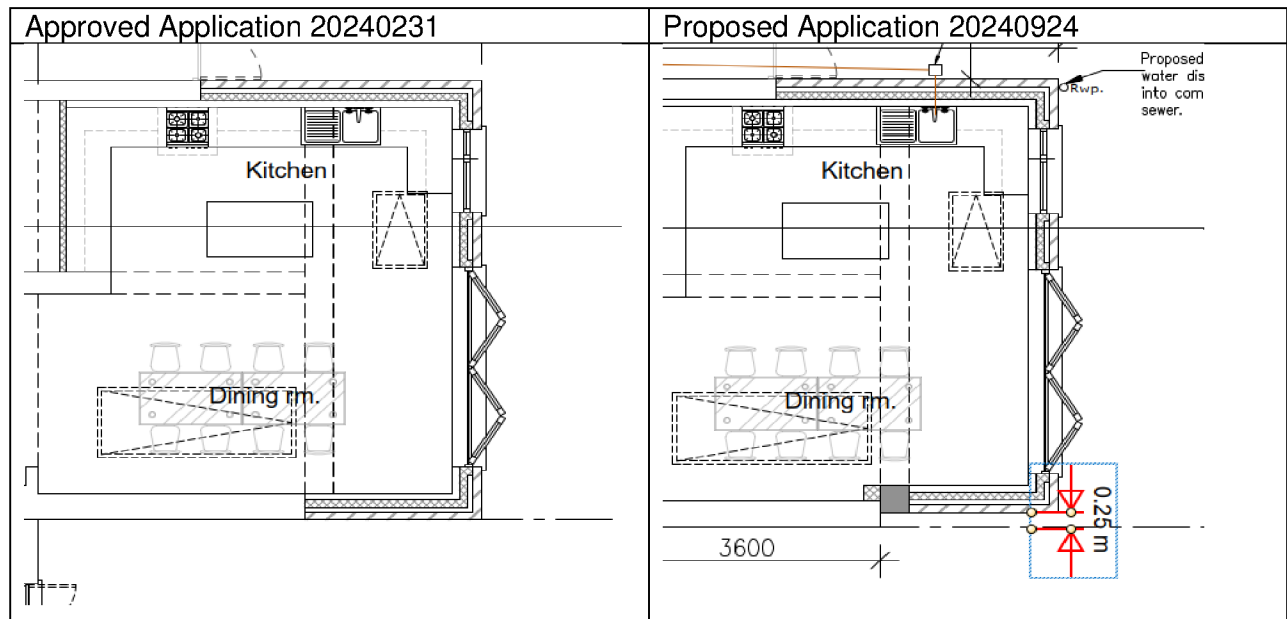
Development plan

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.

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 inset the wall to the ground floor rear flank elevation, bordering neighbouring boundary known as 74 Kitchener Avenue by 0.25m. The changes would result in a decreased in the size of the proposed open plan kitchen / dining area.



The proposed change would not have a detrimental effect on the host dwelling. The proposed room size remains in accordance with Gravesham's Residential Guidelines and the proposed inset from the neighbouring boundary is considered to be minimal. Furthermore, the proposed changes would not be highly visible from a public vantage point and as such are not considered to be detrimental to the wider street scene.

As such, it is not considered that this amendment would have an additional impact on the surrounding street scene and it is therefore considered that this part of the application would not result in any further impact over the already approved scheme and would be supported. For these reasons, the application is recommended for permission and a planning application is not required.

Conclusion

The Local Planning Authority is of the opinion that the proposed alterations do not represent a material change to the original permitted application. As such, the proposal does not require planning permission and therefore can be dealt with as a non-material amendment.

Recommendation:

Permission

See draft Decision

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	28th October 2024	Dated:	5 th November 2024