



Delegated Report

Non-material Amendment Application

Application No: 20220565

Location: 1 Providence Cottages, Crutches Lane, Higham, Rochester, Kent, ME3 7DL

Description: Application for non-material amendment to planning permission reference number 20211080 to allow the change of rooflight from velux "conservation" rooflights to just velux rooflights

Applicant: Ms Jennifer Warnett

Site Visit Date: Desktop assessment

Submitted Documents/Plans

The applicant has submitted the following in support of the application:

Application form
Side Elevation Visual
Roof Plan Visual

Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Status</u>	<u>Decision</u>
20211080	Demolition of existing single storey rear extension and erection of new single storey rear extension.	Permitted	16.12.2021

Development Plan

As an application under S.96A of the Town and Country Planning Act 1990 the consideration relates to whether the proposal is a non-material amendment to the planning permission. The application is not assessed under the development plan.

Consultations, Publicity and Representations

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply, and consultations/publicity are therefore at the discretion of the local planning authority. In relation to this application, Local Ward Councillors, Higham Parish Council, Natural England and KCC Heritage were consulted. No responses have been received, but given the nature of the

application, their responses are not considered necessary.

Analysis

There is no statutory definition of 'non-material'. This is because it is dependent on the context of the overall scheme – an amendment that is 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 proposal seeks to allow the change of the proposed rooflights within the permitted single storey rear extension from a velux "conservation" rooflights to just velux rooflights.

Such a change will be negligible within the context of the application site and surrounding area.

The previous conditions from planning permission 20211080 will remain applicable.

It is considered that the above change is non-material in terms of the nature of the development and the application can be supported.

Conclusion

The proposal to change to velux rooflights is considered to be a non-material amendment, and a separate planning permission would not therefore be required.

Recommendation:

Approve with conditions.

See draft Decision.

Case Officer: Katherine Parkin	Team Leader: Richard Hart
Signed: <i>K. Parkin</i>	Signed: <i>R Hart</i>
Dated: 23/06/2022	Dated: 23 June 2022