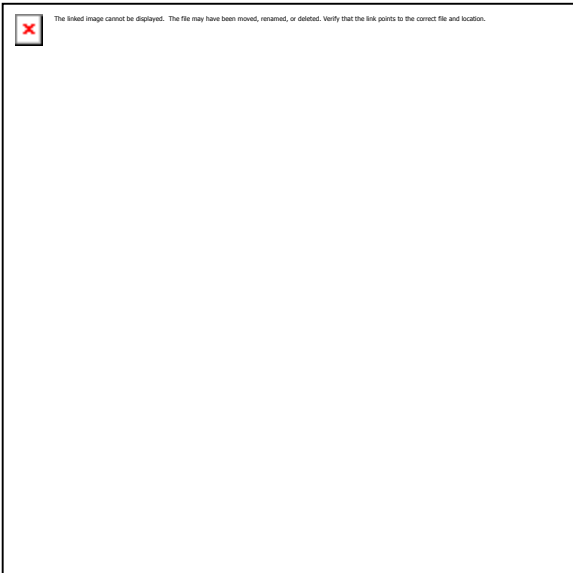




Delegated Report

Non-Material Amendment Planning Application

Planning Application No: 20220848

Location: Woodthorpe Whitehill Road Meopham Gravesend

Description: Application for non-material amendment to planning permission reference number 20220060 to allow the omission of the proposed basement, minor amendments of the proposed ground floor internal planning resulting in, minor amendments of the proposed fenestration to the west elevation.

Applicant: Mr N Miller

Submitted Documents/Plans

Planning Application Form;

Covering Letter;

Drawing No. 1000 Rev B – Location Plan;

Drawing No. 1101 Rev B – Proposed Site Block Plan;

Drawing No. 1102 Rev B – Proposed Site Plan;

Drawing No. 1109 Rev D – Proposed Foundation Plan;

Drawing No. 1110 Rev D – Proposed Ground Floor Plan;

Drawing No. 1111 Rec C – Proposed First Floor Plan;

Drawing No. 1112 Rev C – Proposed Roof Plan;

Drawing No. 1120 Rev C – Proposed Section AA;

Drawing No. 1121 Rev C – Proposed Section BB;

Drawing No. 1122 Rev C – Proposed Section CC;

Drawing No. 1123 Rev C – Proposed Section DD;

Drawing No. 1130 Rev D – Existing and Proposed North Elevation;

Drawing No. 1131 Rev D – Existing and Proposed South Elevation;

Drawing No. 1132 Rev D – Existing and Proposed East Elevation;

Drawing No. 1133 Rev E – Existing and Proposed West Elevation;

Drawing No. 1140 Rev D – Existing and Proposed North Elevation in Context;

Drawing No. 1141 Rev D – Existing and Proposed South Elevation in Context;

Drawing No. 1142 Rev D – Existing and Proposed East Elevation in Context; and
Drawing No. 1143 Rev E – Existing and Proposed West Elevation in Context.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220683	Application for non-material amendment to planning permission reference number 20220060 to allow the increase in the extent of the basement, the omission of the ground floor brick plinth, the addition of the ground floor natural oak finish framed entrance porch and canopy to the west elevation, alterations to fenestration, the omission of obscured glazing to one first floor window to the east elevation and miscellaneous minor alterations internally and, consequent to the above externally.	Permission	22.07.2022
20220674	Application for approval of condition 3, 4, 5 and 6 attached to planning permission reference number 20220060 relating to details of the materials to be used in the construction of the external surfaces of the buildings (3), a scheme of hard landscaping (4), a scheme detailing the proposed soft landscaping (5) and details for provision of cabling to enable charging facilities to be installed for electric vehicles (6).	Approval of Details	01.08.2022
20220060	Demolition of existing single-storey dwelling, garage and outbuildings, and erection of two-storey four-bedroom detached dwelling, associated garden structures and hard and soft landscaping.	Permission	23.05.2022

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.

Officer's Analysis

Procedural Matters

As the planning history shows, a recent non-material amendment was submitted and given permission for alterations to the original permission. Therefore the proposed non-material application will be assessed against the original permission and the details within the already approved non-material amendment.

Proposal

Application for a non-material amendment to planning permission reference number 20220060 to allow the omission of the proposed basement, minor amendments of the proposed ground floor internal planning resulting in, minor amendments of the proposed fenestration to the west elevation. No further alterations are proposed.

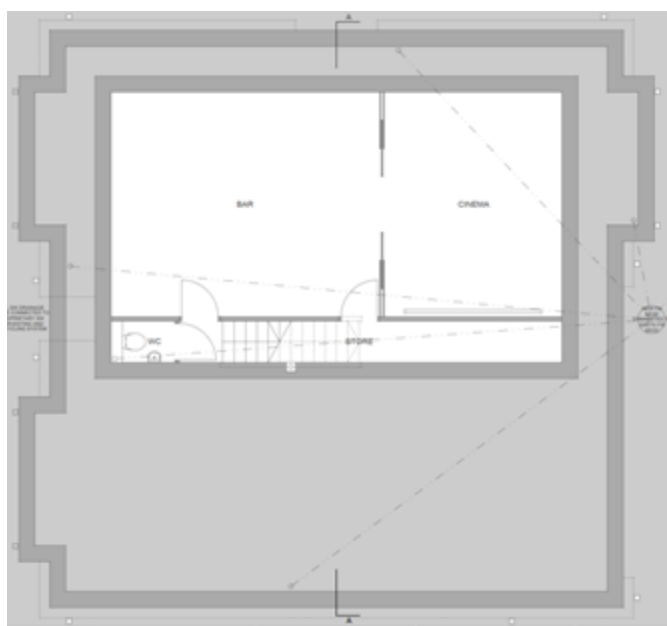
Planning Analysis

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.

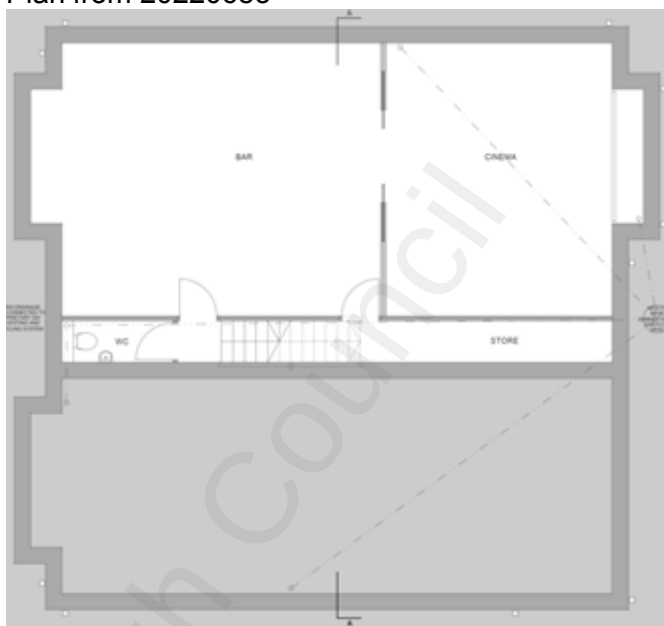
The proposed changes for to this application are show in the following comparison images:

Gravesham Borough Council

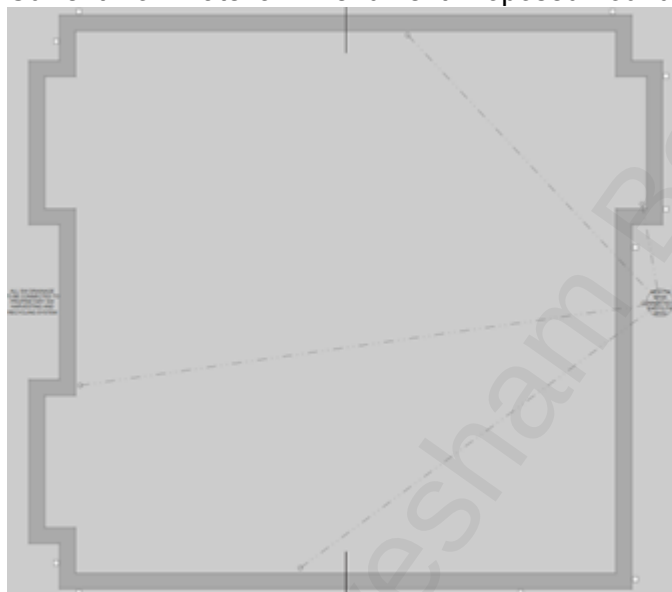
Approved Basement Floor Plan from 20220060



Approved Non-Material Proposed Basement Floor Plan from 20220683



The current non-material amendment applicatio seeks the removal of the basement.
Current Non-Material Amendment Proposed Foundation Plan



Approved Front West Elevation from 20220060



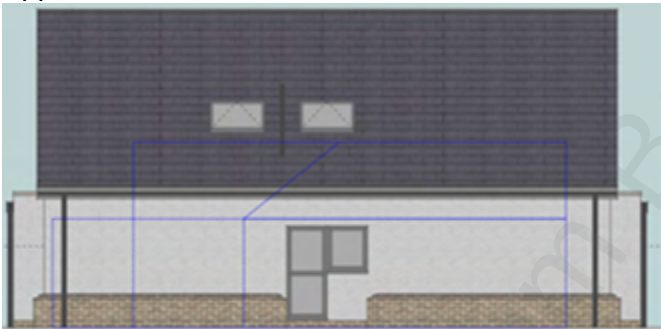
Approved Revised Front West Elevation from 20220683



Current Non-Material Amendment Proposed Front West Elevation



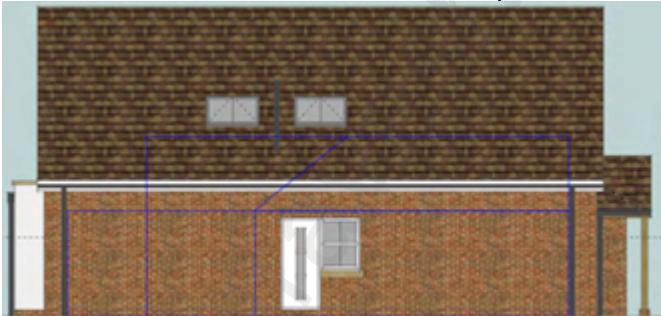
Approved Side North Elevation from 20220060



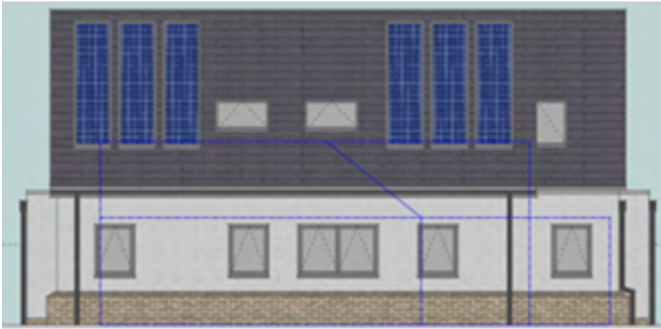
Approved Side North Revised Elevation from 20220683



Current Non-Material Amendment Proposed North Elevation



Approved Side South Elevation from 20220060



Approved Side South Revised Elevation from 20220683



Current Non-Material Amendment Proposed South Elevation



Approved Rear East Elevation from 20220060



Approved Revised Front East Elevation from 20220683



Current Non-Material Amendment Proposed East Elevation



Approved Ground Floor Plan from 20220060



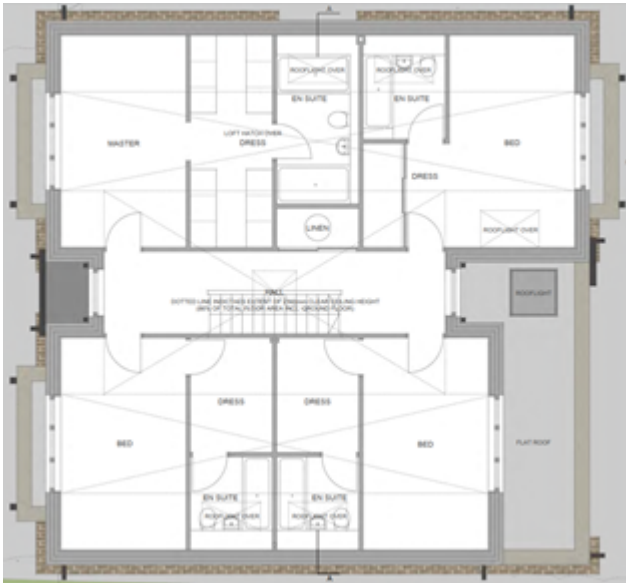
Approved Revised Ground Floor Plan from 20220683



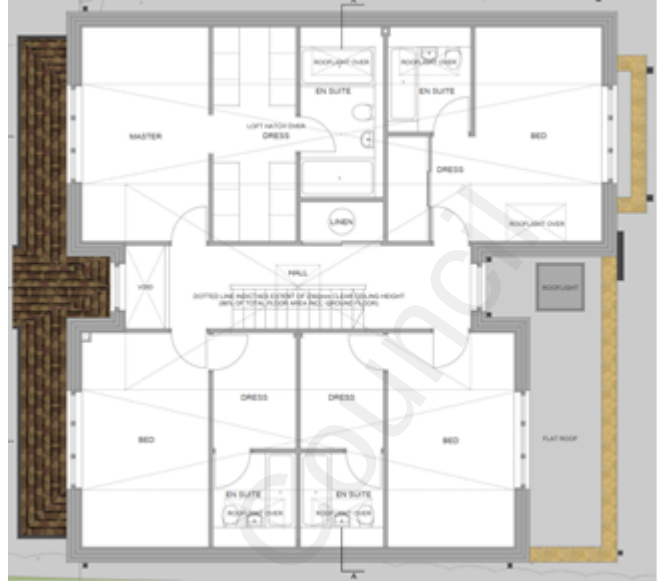
Current Non-Material Amendment Proposed Ground Floor Plan



Approved First Floor Plan from 20220060



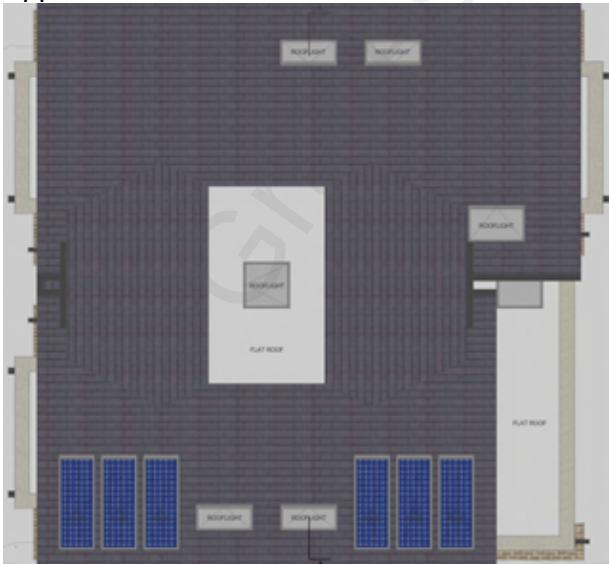
Approved Revised First Floor Plan from 20220683



Current Non-Material Amendment Proposed First Floor Plan



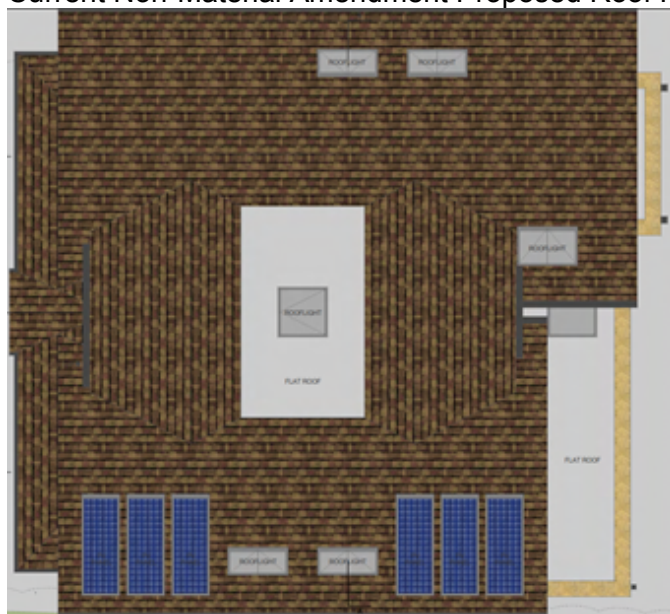
Approved Roof Plan from 20220060



Approved Revised Roof Plan from 20220683



Current Non-Material Amendment Proposed Roof Plan



Approved Section AA Plan from 20220060



Approved Section AA Plan from 20220683



Current Non-Material Amendment Proposed Section AA Plan



Approved Section BB Plan from 20220060



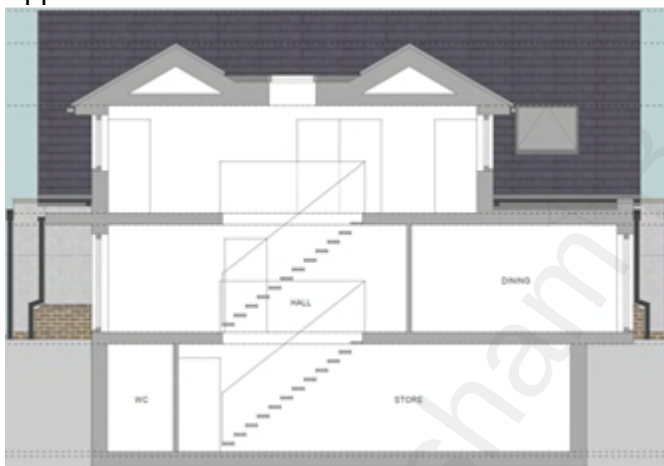
Approved Section BB Plan from 20220683



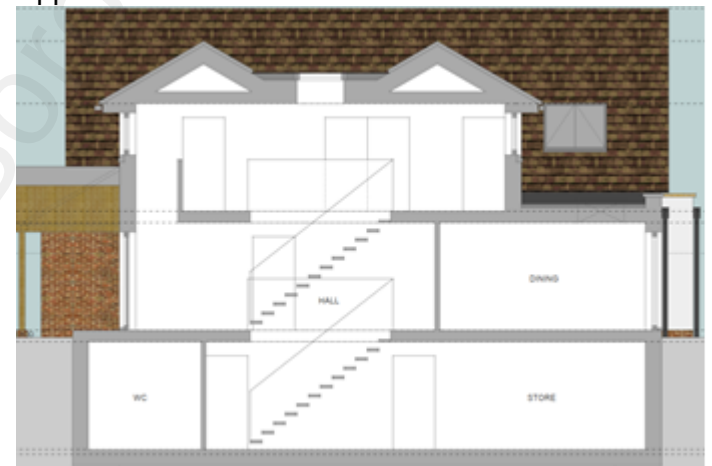
Current Non-Material Amendment Proposed Section BB Plan



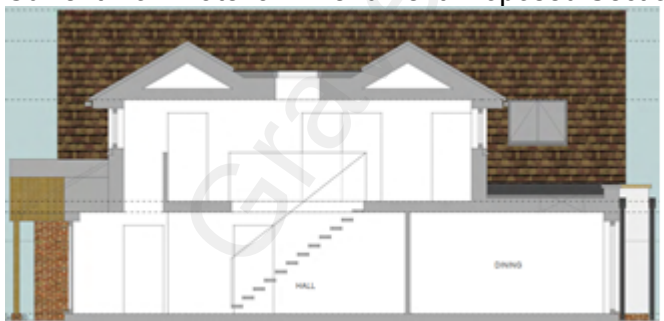
Approved Section CC Plan from 20220060



Approved Section CC Plan from 20220683



Current Non-Material Amendment Proposed Section CC Plan



Approved Section DD Plan from 20220060



Approved Section DD Plan from 20220683



Current Non-Material Amendment Proposed Section DD Plan



Due to the location of the windows and door and the proximity to surrounding properties, together with elevational details, windows, doors and floor plans already approved, the amendments proposed would result in less glazing at first floor level and a reduction in a number of side elevation windows and as such would have no additional impact on the amenities of the neighbouring properties. The existing and proposed driveway provides sufficient vehicle parking and the EV charging remains, therefore the loss of the store and cycle store would not have a detrimental impact on the parking facilities. Therefore it is considered that the proposed amendments would not result in any further impact over the already approved scheme.

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

Recommendation:

APPROVAL of a Non-Material Amendment subject to informatives

Planning Conditions

None.

Case Officer:	Mrs Amanda Grout	Team Leader:	Miss Faye Hobbs
Signed:	A Grout	Signed:	
Dated:	26 th August 2022	Dated:	30 August 2022