

Delegated Report

Application No: 20260304

Location: Rockley House Wrotham Road Culverstone Gravesend

Description: Application for a non-material amendment to planning permission reference number 20251059 to allow increasing height of approved brick plinth finish (with weatherboarding above, introduction of brick pier detailing on eastern flank elevation (to match approved western flank elevation), brickwork finish to rear elevation rather than horizontal weatherboarding as approved, minor change to vertical/horizontal weatherboarding finish.

Applicant: Mr & Mrs M Green

Proposal

Application for a non-material amendment to planning permission reference 20251059 to increase height of approved brick plinth finish (with weatherboarding above, introduction of brick pier detailing on eastern flank elevation (to match approved western flank elevation), brickwork finish to rear elevation rather than horizontal weatherboarding as approved, minor change to vertical/horizontal weatherboarding finish.

The application consists of the following

- Application Form;
- Drawing no. 7456-PD1-001 Rev. B – Site Location Plan;
- Drawing no. 7456-PD1-010 Rev. G – Garage Conversion Floor Plan and Elevations; and
- Planning Statement.

Relevant Planning History

Reference	Description	Decision	Decision Date
20251059	Application for variation of condition 1 attached to planning permission reference number 20250543 for Application for variation of condition 2 attached to planning permission reference number 20230700 for Conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces; to allow addition of new rooflights.	Permitted	11.12.2025
20251003	Application for the approval of conditions 2, 3, 4 and 5 attached to planning reference number 20250543, details of all replacement materials and finishes to be used in the external faces of the building (2), details of the refuse and recycling storage facilities (3), approved details of the cycle storage facilities (4) and details of any external lighting (5).	Approved	24.10.2025
20250543	Application for variation of condition 2 attached to planning	Permitted	12.09.2025

	permission reference number 20230700 for Conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces to allow; minor changes to the roof.		
20240579	Application for the removal of condition 10 attached to planning permission reference number 20230700 for conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces; to allow the restoration of lawful permitted development rights.	Refused Appeal Allowed	21.08.2024 23.04.2025
20230700	Conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces.	Permitted	21.02.2024

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.

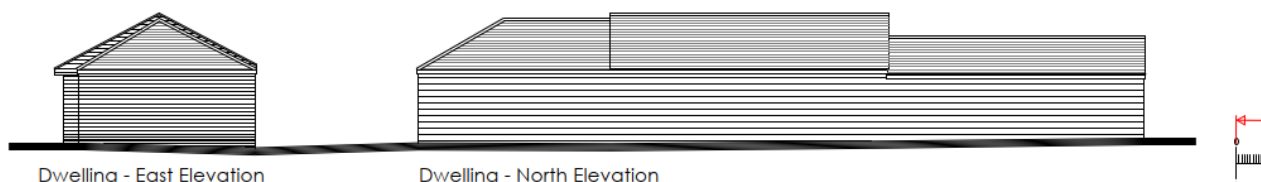
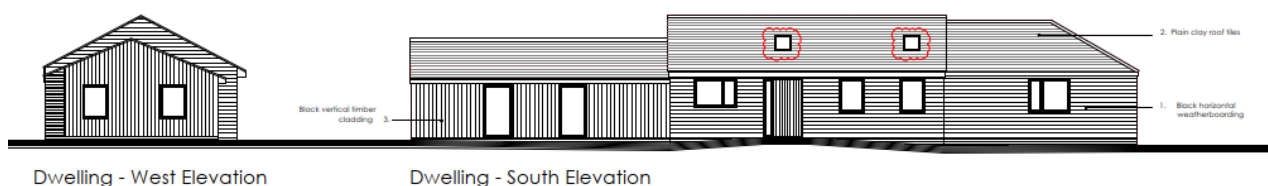
The proposed changes for to this application are:

- Increasing height of approved brick plinth finish (with weatherboarding above)
- Introduction of brick pier detailing on eastern flank elevation (to match approved western flank elevation)
- Brickwork finish to rear elevation rather than horizontal weatherboarding as approved
- Minor change to vertical/horizontal weatherboarding finish

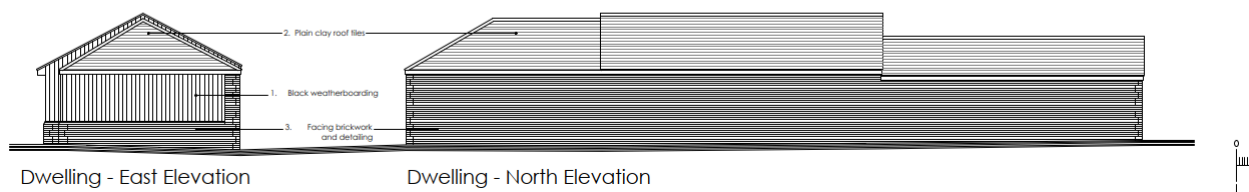
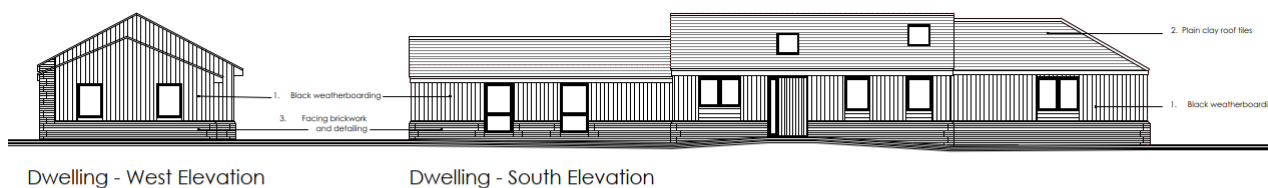
It is stated that the changes have arisen to enhance the appearance of the approved design and to provide a better design continuity to the existing main house (Rockley House) with using a similar brick and red brick detailing. Also in order to ensure compliance with building regulations (fire safety) in terms of the rear elevation with the weatherboarded design deemed to be unacceptable from a building regulations perspective in terms of fire safety.

For ease of reference both the approved and proposed elevations are as follows:

Approved



Proposed



Each change will be taken in turn:

Increasing height of the approved brick plinth finish (with weatherboarding above)

This would be on the south, west and east elevation and would be increased by approximately 6 brick courses. The weatherboarding above already approved would remain. This is considered an acceptable change as a brick plinth is a traditional feature and the rest of the walls would remain as weatherboarding as approved.

Introduction of brick pier detailing on eastern flank elevation (to match approved western flank elevation)

A brick pier and quoin detailing is proposed to the right hand side of the eastern elevation. This is considered an additional design feature which would add interest to this elevation and would

match that brick pier and quoins already approved on the left side of the western elevation.

Brickwork finish to rear elevation rather than horizontal weatherboarding as approved

Instead of the wholly weatherboarded rear elevation as approved, it is proposed to change this to completely brick which is for the reason of fire safety to comply with the building regulations. This rear elevation faces directly onto the neighbouring boundary and is therefore not visible. In any case, the use of brick is an acceptable material and would cause no harm in design terms. The brick would be the same as the brick for the plinth which was approved under approval of details application ref. 20251003 and it is therefore acceptable.

Minor change to vertical/horizontal weatherboarding finish

On the south, east and west elevations the approved horizontal weatherboarding would be changed to vertical weatherboarding. This is an acceptable design change as weatherboarding would still be used and the weatherboarding would all match then as the approval was for a mix of horizontal and vertical.

In 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.

Recommendation:

Permission

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Richard Hart
Signed:	<i>Rebecca Harrison</i>	Signed:	<i>R Hart</i>
Dated:	16th April 2026	Dated:	16th April 2026