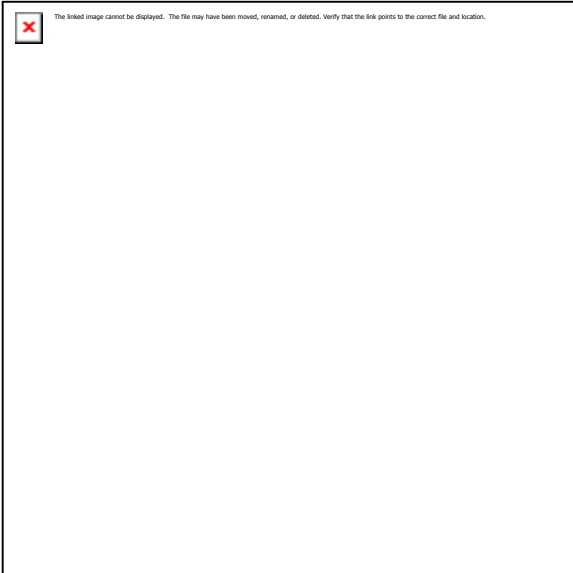




Delegated Report

Non-Material Amendment Planning Application

Planning Application No: 20220683

Location: Woodthorpe Whitehill Road Meopham Gravesend

Description: 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.

Applicant: Mr N Miller

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Soft Landscaping Maintenance Schedule;
Schedule of External Materials;
Siemens VersiCharge IEC Charging Unit Specification Sheet;
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 C – Proposed Basement Plan;
Drawing No. 1110 Rev C – Proposed Ground Floor Plan;
Drawing No. 1111 Rev C – Proposed First Floor Plan;
Drawing No. 1112 Rev C – Proposed Roof Plan;
Drawing No. 1120 Rev B – Proposed Section AA;
Drawing No. 1121 Rev B – Proposed Section BB;
Drawing No. 1122 Rev B – Proposed Section CC;
Drawing No. 1123 Rev B – 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 D – 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 D – Existing and Proposed West Elevation in Context.

Relevant Planning History

Reference	Description	Decision	Decision Date
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).	Under Consideration	
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

The submitted details with this application has included details of proposed materials, hard and soft landscaping and electric vehicle charging facilities. These details were conditioned as part of the original consent and a separate planning application has been submitted to the Local Planning Authority for the *approval of conditions 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)* (Ref. 20220674). Therefore in terms of this non-material submission, only the details laid out in the following Proposals section, will be assessed.

Proposal

Application for a 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

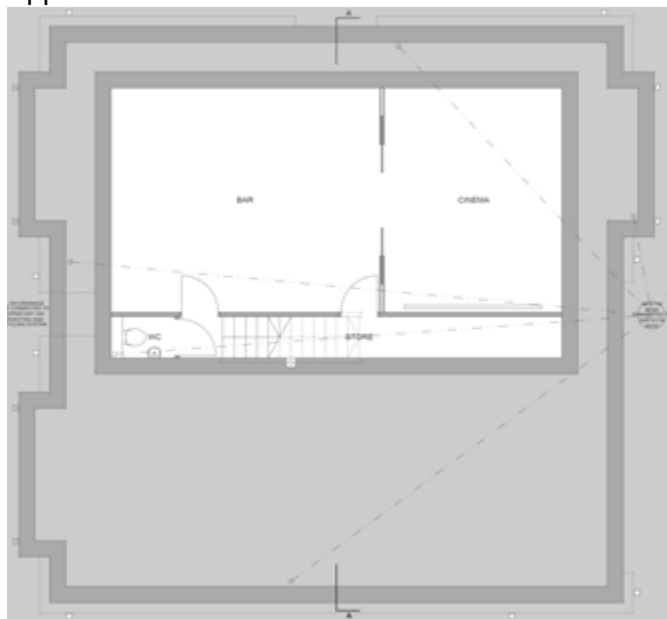
ground floor natural oak finish framed entrance porch and canopy to the west elevation, alterations to fenestration, the omission of obscured glazing to one first floor window to the east elevation and miscellaneous minor alterations internally and, consequent to the above externally. No further alterations are proposed.

Planning Analysis

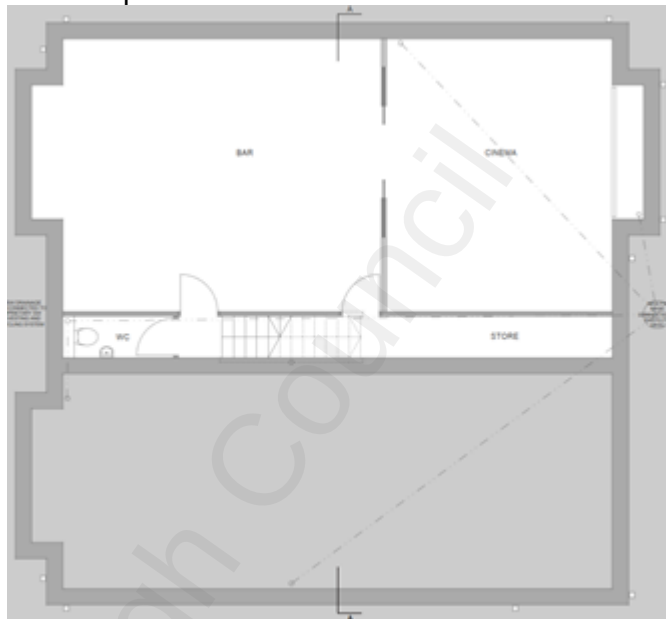
There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

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

Approved Basement Floor Plan from 20220060



Proposed Revised Basement Floor Plan



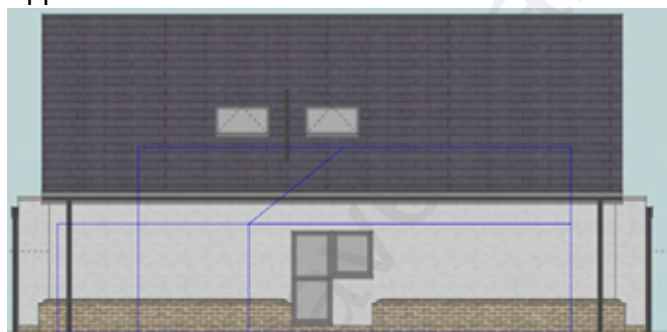
Approved Front West Elevation from 20220060



Proposed Revised Front West Elevation



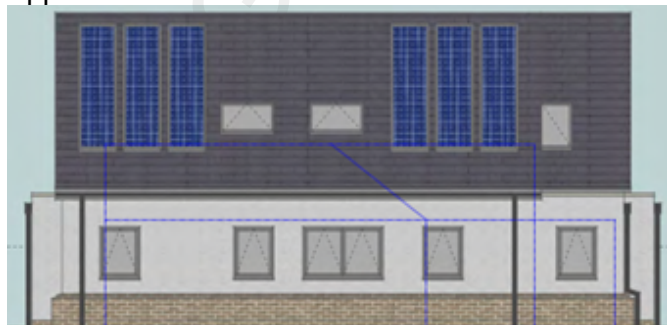
Approved Side North Elevation from 20220060



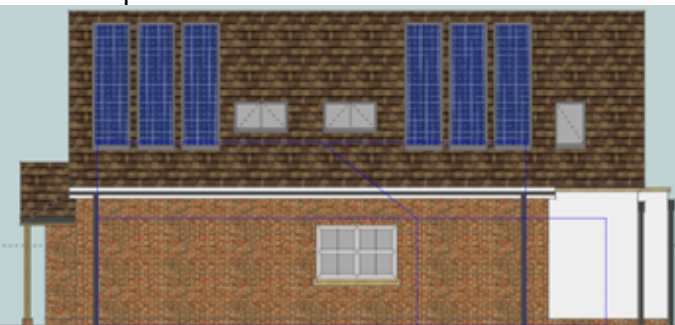
Proposed Side North Revised Elevation



Approved Side South Elevation from 20220060



Proposed Side South Revised Elevation



Approved Rear East Elevation from 20220060



Proposed Revised Front East Elevation



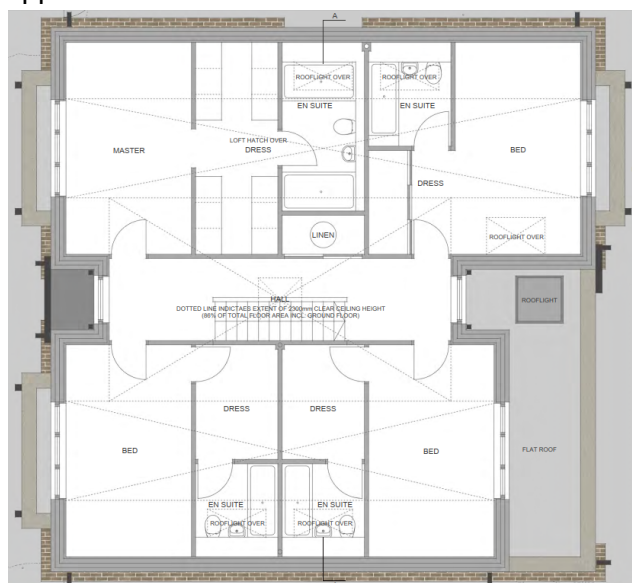
Approved Ground Floor Plan from 20220060



Proposed Revised Ground Floor Plan



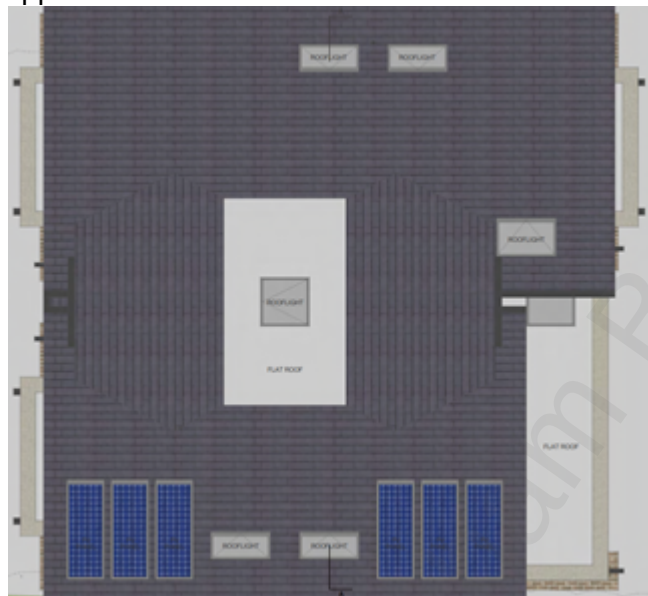
Approved First Floor Plan from 20220060



Proposed Revised First Floor Plan



Approved Roof Plan from 20220060



Proposed Revised Roof 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 and therefore it is considered that the proposed amendments would not result in any further impact over the already approved scheme. It should be noted that details of materials, soft and hard landscaping and vehicle electric charging points will be assessed under the separate planning application with reference 20220674.

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:	Richard Hart
Signed:	<i>A Grout</i>	Signed:	<i>R Hart</i>
Dated:	22 nd July 2022	Dated:	22 July 2022

Gravesham Borough Council