



Delegated Report

Non-material Amendment

Planning Application No: 20250198

Location: 1 Genesta Glade Gravesend Kent DA12 4PR

Description: Application for a non-material amendment to planning permission reference number 20230698 to allow relocation of proposed ground floor main entrance door from west (front) elevation to south (side) elevation, amendment of respective ground floor window to south elevation, and amendment of proposed first floor window to west (front elevation).

Applicant: Mr and Mrs J. Mee

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Planning Application Form;
Drawing No. 1110 Rev D – Proposed Ground Floor Plan;
Drawing No. 1131 Rev C – Proposed South Elevation; and
Drawing No. 1133 Rev C – Proposed West Elevation.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230698	Erection of a ground floor front extension, and construction of 2no, dormer extensions in the south roof slope with associated external and internal alterations.	Permitted	23.08.2023

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.

However, Shorne Parish Council have submitted the following comments:

The Parish Council **objects** to this proposal, which it considers to introduce safety risks and to be more than a non-significant amendment.

There have been several planning applications for this property since 2020, plus an Appeal which was withdrawn.

All the properties in Genesta Glade have their entrance doors on the front elevation. This would be the only one to have the entrance door at the side. The proposed new appearance of the house would be incongruous from the roadway, adversely affecting the street scene.

The proposed front door would open immediately off the driveway to the garage at the rear, which is also used for parking. Parked vehicles could obstruct the doorway and there would be safety concerns that moving vehicles would be passing immediately adjacent to the front door.

There is very little roof overhang, and it would not be possible to construct a doorstep or porch without obstructing the driveway.

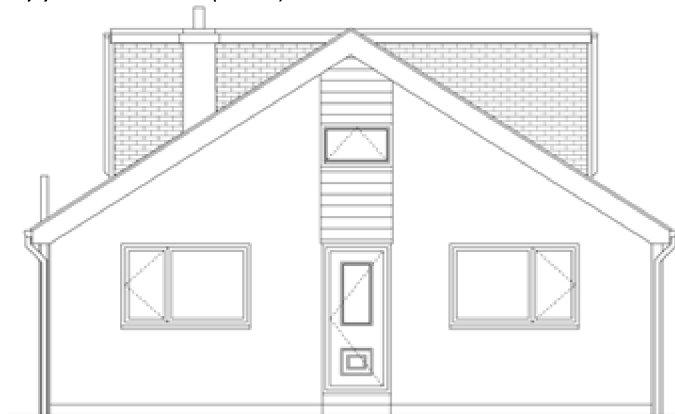
Officer's Analysis

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.

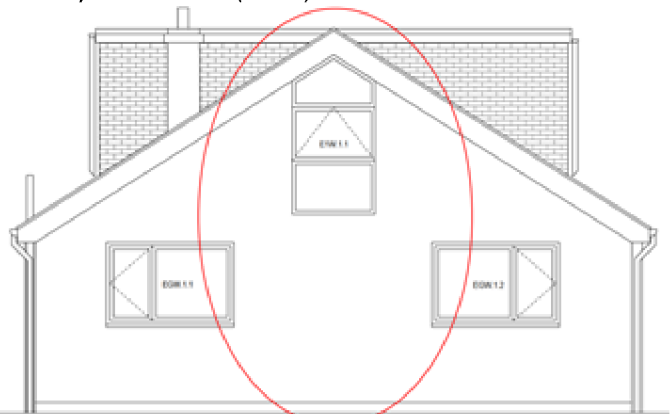
The proposal seeks to allow changes to approved plans of;

- Relocation of main entrance door from west (front) to south (side elevation)
- Amendment of respective ground floor window to south (side elevation)
- Amendment of proposed first floor window to west (front elevation)

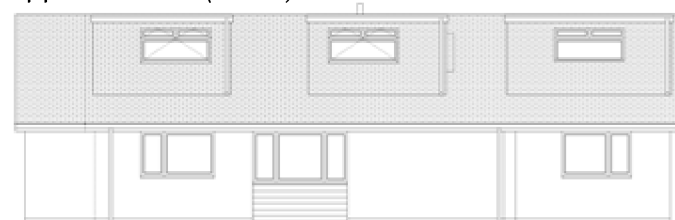
Approved front (west) elevation:



Proposed front (west) elevation:



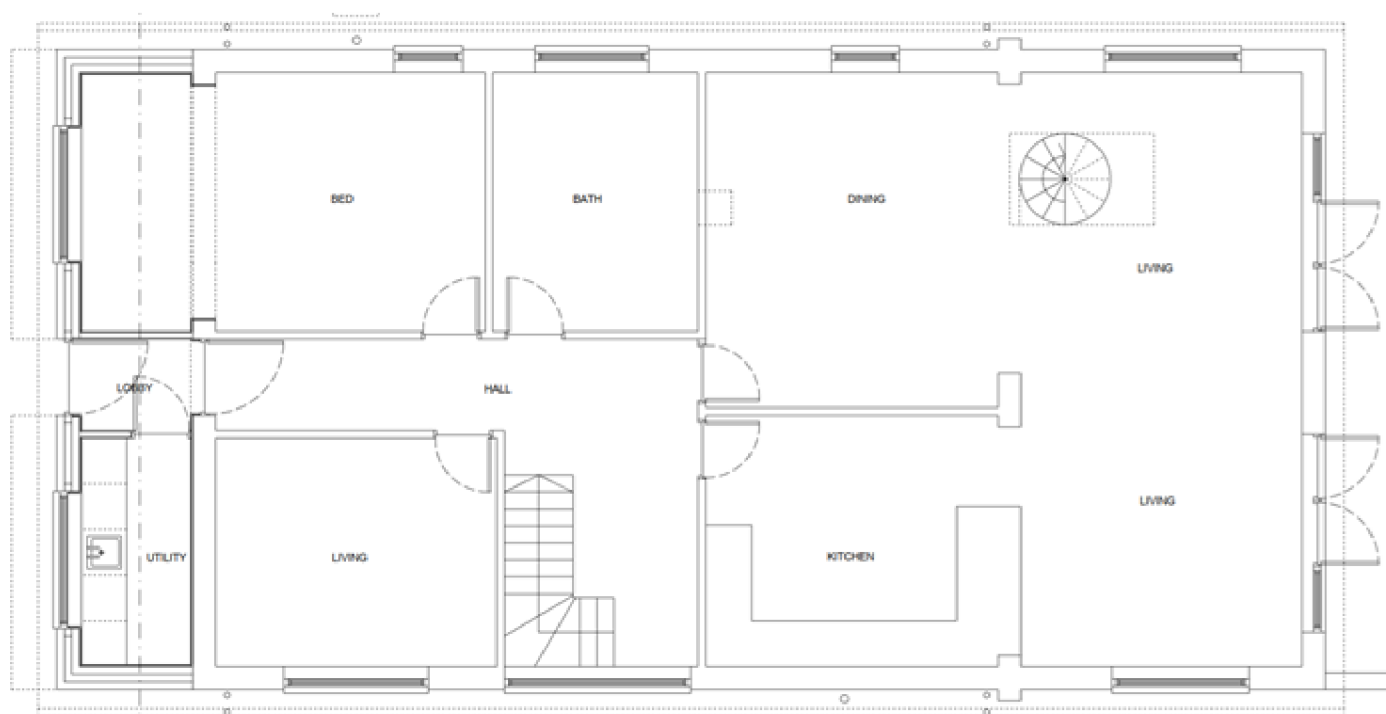
Approved side (south) elevation:



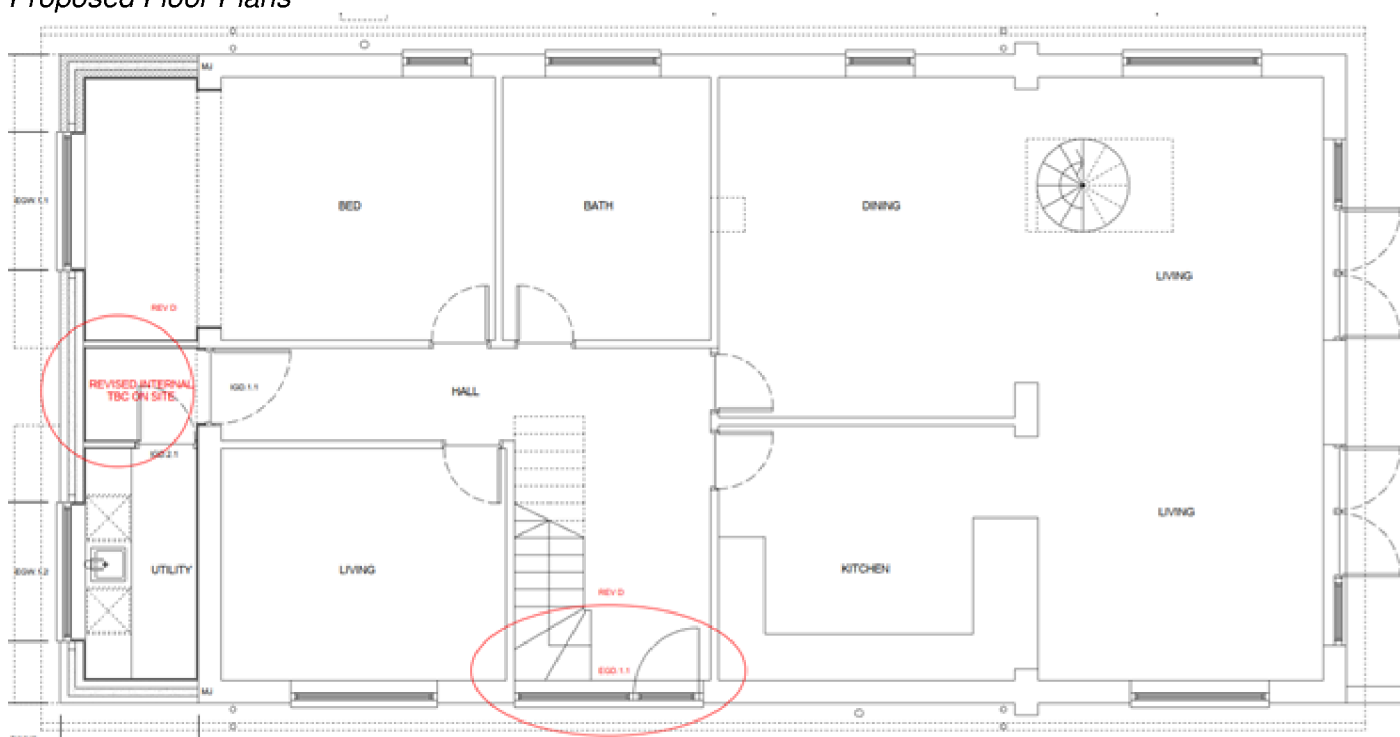
Proposed side (south) elevation:



Approved Floor Plans



Proposed Floor Plans



The main changes to the proposal include the relocation of the entrance from the front to the side and window changes. Such changes are not considered to result in a material change to the overall proposal. The proposed changes would not result in a detrimental impact on the host property, the streetscene or character of the area.

The comments from Shorne Parish Council are taken into account. The location of the entrance door to the side would not result in a detrimental impact on highway safety. It would face onto the private driveway/parking area of the property and would be a similar arrangement to properties in Glenrosa Glade to the west, as can be seen from the following images;



Overall, the changes will be negligible within the context of the application site and surrounding area.

With the exception of the approved plans, the changes have no bearing on the conditions from the original planning permission 20230698, which will remain applicable.

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

Conclusion and Recommendation

The proposed changes are considered to be non-material amendments, and a separate planning permission would not therefore be required.

Approval of Non-material amendment

(For detailed informatives, see draft Decision)

Case Officer:	Ms Amanda Cue	Team Leader:	Richard Hart
Signed:		Signed:	
Dated:	1st April 2025	Dated:	1 st April 2025