



Delegated Report

Application No: 20231262

Location: 317 Wrotham Road, Istead Rise, Gravesend DA13 9JH

Description: Application for non-material amendment to planning permission reference number 20201133 relating to the proposed lower ground floor being omitted and external steel staircase has been repositioned.

Applicant: Mr Wordsworth

Submitted Documents/Plans

The application comprises the following documents and plans:

Application form
Planning Application Statement
Drawing no. 23-169-317WROTHRD-PL-LP-01 (location plan)
Drawing no. 23-169-317WROTHRD-PL-PR-02 (proposed elevations)
Drawing no. 23-169-317WROTHRD-PL-PR-01 (proposed roof plan)

Relevant Planning History

20231124	Confirmation that all of conditions attached to planning permission reference number 20201133 have been complied with.	CONR	04.12.2023
20201133	**REVISED** Partial demolition of the existing bungalow; erection of front and side extension including new front entrance porch; reconfiguration of roof with front roof lights and rear dormer; erection of rear extension incorporating roof terrace and a new staircase to the rear garden.	PER	08.03.2021

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.

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.

Approved floor plans:

APARTMENT 'B' FLOOR PLAN

Room Dimensions (m):

- Bedroom 1: 3157 x 4266
- Bedroom 2: 3157 x 4266
- Hall: 2714 x 3216
- Kitchen/Dining/Living: 7211 x 8895
- Bathroom: 2305 x 2000
- Utility: 2400 x 2697
- Office: 2315 x 3164
- Roof Terrace: 3500 x 8895

Overall Dimensions (m):

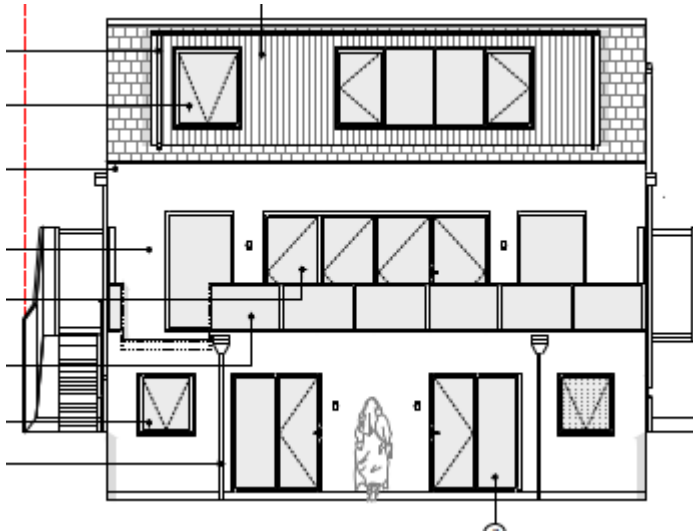
- Total Width: 5374
- Total Depth: 8000
- Living Area Width: 4200
- Living Area Depth: 3800

Other Features:

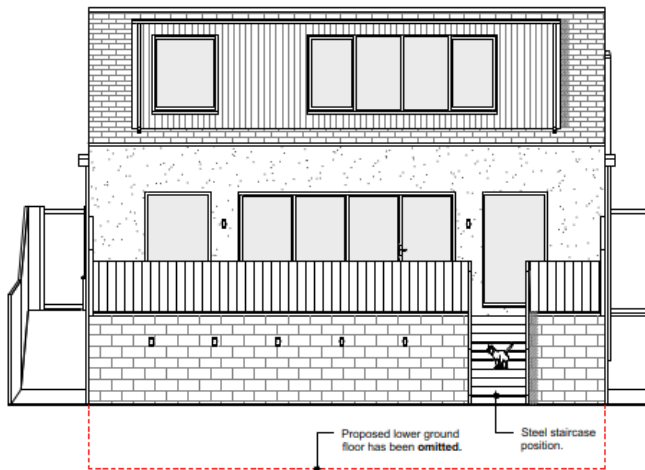
- Staircase: Located in the center of the unit.
- Entrance: Located on the left side of the unit.
- Roof Access: Located on the right side of the unit.

The floor plan shows a symmetrical layout with a central hallway. On the left side, there are two bedrooms (Bedroom 3 and Bedroom 4) and two terraces (TBC). On the right side, there are two en suite bathrooms and an outdoor terrace. The plan includes dimensions for various areas: 43'98 for the main living area, 27'38 for the bedrooms, and 15'00 for the en suite bathrooms. The plan also shows a staircase leading to the second floor and a parking area.

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Proposed rear elevation:



The lower ground floor was not built due to the cost and time involved in this. The stairs were relocated due to the remnants of a large tree that posed as a physical obstruction. All the work has been undertaken with consent of Building Control. In terms of the impact on the appearance of the dwelling, there will be little change compared to what was approved. The full height double doors and two windows are no longer shown. The amount of development is less than what was approved and will not be visible from the street. The repositioning of the stairs will have no detrimental impact on appearance or the amenity of neighbouring properties. The proposals are therefore considered non-material and the application can be approved.

Recommendation:

Permit

See draft Decision

Case Officer: AW	Team Leader: Richard Hart
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Signed: 	Signed: R Hart
Dated: 19 December 2023	Dated: 19th December 2023