



Delegated Report

Non Material Amendment Application

Planning Application No: 20231223

Location: 2 Abbey Farm Cottages, Church Street, Higham, Rochester

Description: Application for non-material amendment to planning permission reference number 20230219 relating to alteration of mansard roof on rear elevation, substitution of clerestory windows for Velux style roof lights built into the vaulted ceiling and alignment of the rearward projection of the North wall.

Applicant: Mr David Smith

Submitted Documents/Plans

Application Form
North Elevation
Rear Elevation
Cover Letter

Relevant Planning History

Reference	Description	Decision	Decision Date
20230219	Erection of a single storey rear extension and front porch	Permitted	27.04.23

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.

Officer's Analysis

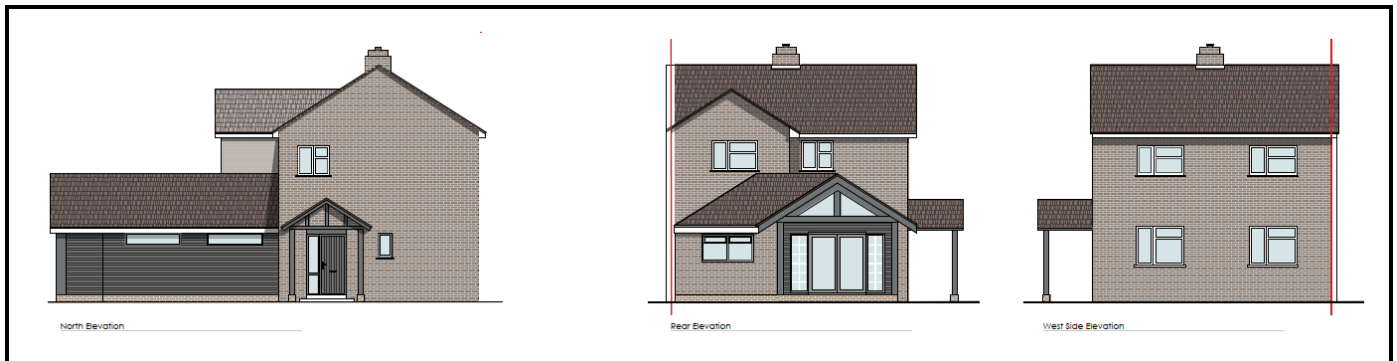
There is no statutory definition of 'non-material'. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant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

As detailed in the cover letter, the changes proposed are as follows:

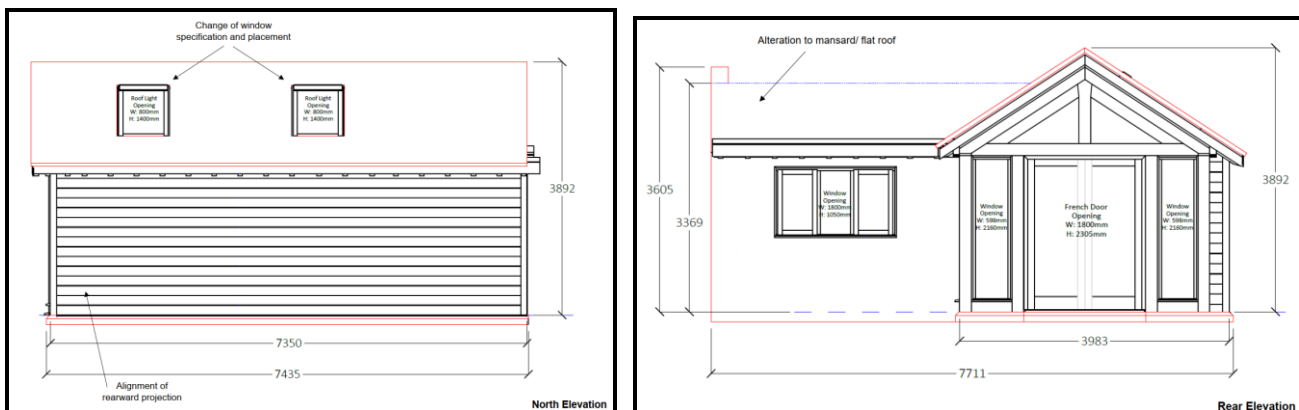
- Alteration of mansard roof on the East elevation – This is to provide a larger level surface to facilitate ease of maintenance access to the shared high-level valley gutter between the applicant's property and the neighbouring property.
- Substitution of clerestory windows for Velux style roof lights built into the vaulted ceiling. This will help to project natural light into the extended space and increase privacy.

- Aligning the rearward projection of the North wall will enable continuity in the oak frame layout, adopting a standard 'bay' configuration which will reduce material use and wastage whilst improving general aesthetics by centring the glazed gable end feature.

The approved elevations (Not to Scale) are shown below:



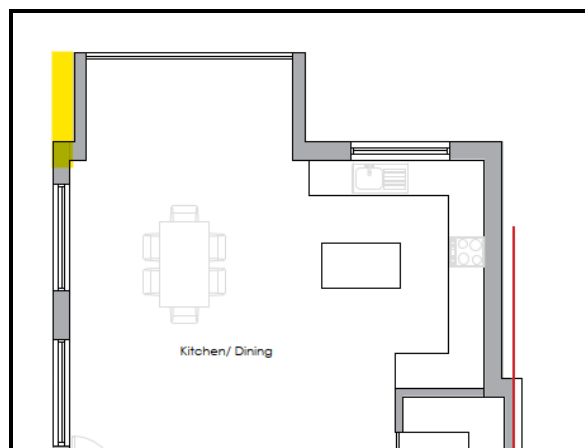
The proposed North and Rear elevations (Not to Scale) which show the proposed changes are shown below:



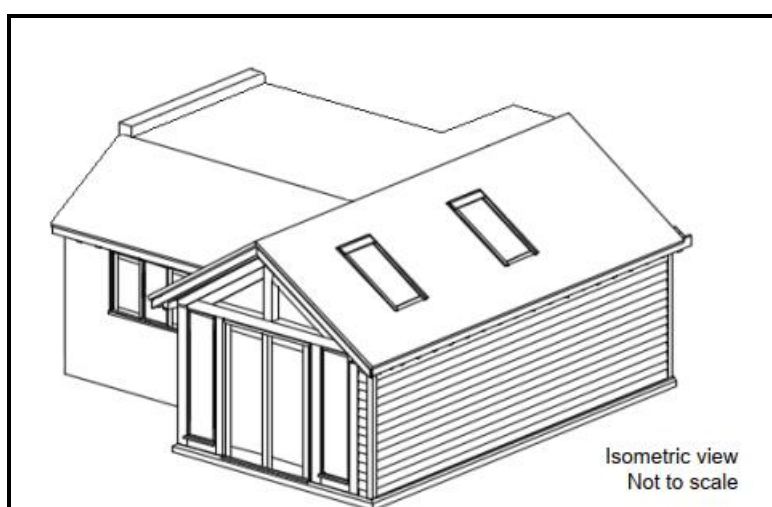
The proposed alteration to the roof on the East (Rear) elevation would lower the ridge height and would appear more proportional. As the lowered ridge would result in less bulk, less potential to overshadow neighbours, material consideration of the change would not be required.

The replacement of the high-level windows with rooflights on the north elevation would also raise no concerns regarding potential increased overlook given that these would not directly face any residential properties and that the rooflights would be obliquely angled. These would also not require material consideration.

The proposed alignment of the north elevation wall would essentially remove the 'step in' from the side elevation as highlighted on the below floor plan, taken from the original application.



This is shown in the drawing submitted with the cover letter:



There are no neighbouring dwellinghouses located to this side and the addition would not extend beyond the existing side elevation and so would evidently have no greater impact on the character of the area, design or residential amenity. Material consideration of these impacts would not be required for this matter.

Conclusion & Recommendation

On balance, it is considered that the changes as detailed in the description and referenced within this report are non-material in terms of the size of the development, its location and the nature of the changes proposed to minimal features of the building as a whole and the application can be supported.

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
Signed:		Signed:	R Hart
Dated:	20th December 2023	Dated:	20 th December 2023