

NOTES FOR TECH		
<b>APPLICATION PROPOSAL</b>		<b>Ref No 18/503591/NMAMD</b>
Non-material amendment: Re-design of plots 5 and 6 from pair of semi detached chalet bungalows to two detached houses, and reorientation of double garage to plot 2, and realignment of ecological mitigation strip along adjacent eastern boundary (original application ref: 17/505670/FULL).		
<b>ADDRESS</b> Bletchingley Farm Industrial Estate Pristling Lane Staplehurst Tonbridge Kent TN12 0HH		
<b>RECOMMENDATION</b> - Application Permitted		
<b>WARD</b> Staplehurst	<b>PARISH/TOWN COUNCIL</b> Staplehurst	<b>APPLICANT</b> Mr Graham Norton <b>AGENT</b>
<b>DECISION DUE DATE</b> 02/08/18		<b>PUBLICITY EXPIRY DATE</b>

## BACKGROUND

Planning permission was granted on 06.04.2018 under application reference number 17/505670/FULL for the change of use of vacant oasthouse and stables to 2 residential dwellings; demolition of all outbuildings and clearance of site to erect 3 no. two storey houses and 2 no. semi-detached single storey cottages.

The amendments now proposed to the approved scheme involves redesigning of the semi-detached chalet bungalows on plot 5 and 6 to two detached houses, together with reorientation of the double garage on plot 2, and realignment of the ecological mitigation strip along the adjacent eastern boundary.

## CONSULTATIONS

No consultations have been carried out on the currently proposed amendments.

## APPRAISAL

The submission seeks minor alterations to the approved scheme involving the redesigning of the semi-detached chalet bungalows on plot 5 and 6 to two detached houses, together with reorientation of the double garage on plot 2, and realignment of the ecological mitigation strip along the adjacent eastern boundary. Therefore, the key issues for consideration and determination is whether the amendments now proposed can be considered as 'non-material' in the context of the previously approved development, and their acceptability in planning terms.

Section 96a of the Town and Country Planning Act 1990 allows for non-material changes to planning applications. There is no statutory definition for what constitutes 'non-material'. This is because it is dependent on the context of the overall scheme. Therefore, what may be non-material in one context may be material in another. The only advice is that regard must be given to the effect of the change. The 'effect' can be from a difference appearance, difference outward impacts or different policy implications. The judgement is whether the

change is material such that 3rd parties should be given the opportunity to comment on the proposed changes. Clearly, the procedure has no consultation requirements and cannot be used to make a material amendment.

The amendments now proposed involve the redesigning of plot 5 and 6 from a pair of semi-detached chalet bungalow to two detached houses. The resulting development would be of similar scale and appearance to the approved scheme and is considered to be minor in the context of the approved scheme. There would be no significant adverse impact on the visual appearance of the approved development or the amenity of the general vicinity of the site.

Further amendments are proposed in the submission involving re-orientation of the garage on plot 2. This element is considered to be minor in the context of the approved development and there are no material impacts on the external appearance of the garage building or the approved scheme generally.

The final change proposed to the approved development involves realignment of the ecological mitigation strip along the adjacent eastern boundary. The scale of realignment proposed is minor and the objective of the approved ecological mitigation scheme is still achieved within the scheme. There is no adverse visual impact resulting from this element of the proposal and the current amendment is considered to be minor in the context of the approved development and acceptable as a consequence.

Overall, the alterations proposed to the approved development in the current submission is considered to be within the scope of what can be considered as non-material amendment to the previous approval. It would not have any significant material change to the character and appearance of the approved building. It is therefore considered to be acceptable as a non material amendment and approval is recommended.

## **CONCLUSION**

For the reasons set out above the amendments proposed are considered to be non-material and can be approved.

RECOMMENDATION – Application Permitted subject to the following conditions/reasons:

Delegated Authority to Sign:	Date:
	02.08.2018

T. Ryan

PRINT NAME: T Ryan