

Application: 20241017

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr Taran Liddar
C/O Mrs Sonia Rajaratnam, Gill Sterling
Whitehall Place
47 The Terrace
Gravesend
DA12 2DL**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 11th November 2024 in respect of:-

Application for the approval of conditions 3, 4, 5, 6, 7, 8 and 9 attached to planning reference number 20210046 relating to (3) topographical details, proposed slab levels, proposed layout, elevations and sections and groundworks, (4) disposal of surface water SUDS, (5) foul drainage strategy (6) external materials, (7) hard landscaping, (8) soft landscaping and (9) refuse storage.

at: **36 Whitehill Lane
Gravesend
Kent
DA12 5LY**

subject to the following Informatives:-

INFORMATIVES:-

1 PLANS AND DOCUMENTS

This decision was made on the basis of the following plans and documents:

Application form for approval of details reserved by condition;
Drawing no. 004 Rev. C Condition no. 3 proposed slab level received 27 May 2025;
Drawing no. 007 Rev. C Condition no. 7 hard landscaping boundary treatment received 27 May 2025;
Drawing no. 008 Rev. C Proposed landscaping block plan received 27 May 2025;
Drawing no. 009 Rev. B Condition no. 7 boundary treatment and retaining wall received 27 May 2025;
Drawing no. 010 Rev. A Original layout and elevations received 11 March 2025;
Drawing no. 010 Rev. C Condition no. 9 refuse storage received 27 May 2025;
Drawing no. 011 Rev. A Proposed layouts and elevations received 11 March 2025;
Details of foul and sewage water pumping station received 11 November 2024;
Construction method section received 11 March 2025;
Proposed block plan (foul drainage strategy) received 11 March 2025;

Proposed block plan (SUDS layout) received 11 March 2025;
Existing and proposed south elevations received 27 May 2025;
Existing and proposed west elevations received 27 May 2025;
Original topo and original and proposed section A-A received 11 March 2025;
Details for condition 6 (external facing materials) received 11 March 2025; and
Topographical survey received 11 March 2025.

2 AVOIDANCE OF DOUBT

For the avoidance of doubt, the fully approved conditions for this application relating to planning permission 20210046 are:

Condition 3 (topographical details, slab levels, dwelling details and extent of groundworks);
Condition 4 (SUDS scheme);
Condition 5 (foul drainage strategy);
Condition 6 (external facing materials);
Condition 7 (hard landscaping);
Condition 8 (soft landscaping); and
Condition 9 (refuse storage).

3 IMPORTANT INFORMATION FOR THE APPLICANT - FUTURE REQUIRED WORKS

Some aspects of the existing development would need to be altered, in order for the application site to be considered as being in line with the conditions attached to planning permission 20210046. The GBC Planning Enforcement Team will be in contact regarding these alterations but for clarification, it is important for the alterations to be completed as soon as possible. The following list highlights the main alterations required;

- o Reduction in the height of the brick piers at site entrance to 0.6 metres.
- o Removal of rear parking area and its replacement with lawn.
- o Removal of the rear gate and its replacement with a boundary treatment to match existing (as shown on drawing no. 009 Rev. B received 27 May 2025).
- o Removal of the rear crossover and installation of a new crossover at the front driveway entrance - to comply with condition 10 of planning permission 20210046.
- o The tree located on the site frontage must be retained.

The applicant should note that the existing frontage parking area would be subject to condition 12 of planning permission 20210046, i.e. no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or any provision equivalent to that Order in any statutory instrument revoking and re-enacting that Order, with or without modification, shall be carried out on the site in such a manner or in such a position so as to preclude its use for vehicle parking. As such, the existing frontage parking area must be permanently retained and not be subject to any alteration without a new planning application first being submitted and approved.

4 REFUSE INFORMATION

It will be the property owners responsibility to pay for the required new bins and this can be done on the council website (www.gravesham.gov.uk/waste).

The owners will need to move bins to the pavement on collection day, the correct collection information can be found at www.gravesham.gov.uk/binday.

5 INFORMATION FROM KCC HIGHWAYS & TRANSPORTATION

It is important to note that Local Planning Authority (LPA) permission does not convey any approval to carry out works on or affecting the public highway.

Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because LPA planning permission has been granted.

For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture or landscape assets such as grass, shrubs and trees, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens and near the highway that do not look like roads or pavements but are actually part of the public highway.

Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a pre-application advice service in addition to a full formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. Further details are available on our website below:
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>.

This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process. Further details on this are available on our website below:
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/apply-for-a-dropped-kerb/dropped-kerb-contractor-information>

Once planning approval for any development has been granted by the LPA, it is the responsibility of the applicant to ensure that before development commences, all necessary highway approvals and consents have been obtained, and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority.

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Further guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website:
<https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissions-and-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181.

6 INFORMATION FROM SOUTHERN WATER

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119

Capacity check:

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 0.02 l/s for the above development at manhole reference TQ65715903. (Capacity available for pumped connections to TQ65715903. Existing gravity connection may be suitable - assumed POC TQ65716801 (565614 171898). If the gravity connection is utilised, no new capacity check will be required).

Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Dated: 19 June 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

(a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or

(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

(i) an application for change of use;

(ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.