

Application: 20250333

**TOWN AND COUNTRY PLANNING ACTS
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
2015 (AS AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr Rudi Mehmet
C/O Mr Bulent Hussein
60 Ardgowan Road
London
SE6 1UU**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the **Local Planning Authority** under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** of the single storey rear extension **IS NOT REQUIRED**

at **24 Valley Drive
Gravesend
Kent
DA12 5RS**

and being a **single storey rear extension with a depth of 4.8 metres, maximum height of 3.60 metres and eaves height of 2.90 metres.**

Referred to in your application dated 30th April 2025.

Subject to the conditions specified hereunder:-

1. The proposed development complies with THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and it is considered PRIOR APPROVAL IS NOT REQUIRED, subject to the imposition of informatives relating to the extent of this prior approval, the development to accord with the information provided, the time limit for completion, notification of completion and requirement to comply with Building Regulations and Party Wall Act.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application Form;
Front Elevations - Existing and Proposed (received on 02.04.2025);
Rear Elevations - Existing and Proposed (received on 02.04.2025);
Side Elevations - Existing and Proposed (received on 02.04.2025);
Floor Plans - Existing and Proposed; (received on 02.04.2025);
Block and OS Plan (received on 02.04.2025).

2 **BUILDING REGULATIONS AND PARTY WALL ACT**

This decision DOES NOT imply any consent which may be required under the Building Regulations or under any other enactment or provision. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the Party Wall etc. Act 1996.

3 **EXTENT OF THE APPROVAL**

This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015.

It is important to note that this decision notice does not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A.

If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A) then you should submit an application to the Local Planning Authority for a Lawful Development Certificate.

4 **FOR THE AVOIDANCE OF DOUBT**

The plans provided with the application demonstrate varying dimensions when measured. However, it is clear from the application form description and from the pencilled dimensions written on one of the plans that the dimensions of the development proposed are as stated on the application form. Any deviance from these stated dimensions would require a fresh application.

Aerial images appear to show the rear garden has varying ground levels. In the event an engineering operation/change in land levels is required to carry out the development, then planning permission would be required. The proposed single storey rear extension would need to adhere to all of the requirements of the GPDO (2015) (as amended) to be considered permitted development and further information would be required in the event of a submission to obtain a Lawful Development Certificate.

Dated: 11 June 2025

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Planning Service