



HPPRIZ

Application: 20220880

**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 And Mrs King
C/O Mr Steve Clarke, Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
DA3 8BQ**

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 **Long Acre
Pear Tree Lane
Shorne
Gravesend
Kent
DA12 3JT**

and being **Single storey rear extension with a depth of 8.00 metres, maximum height of 4.00 metres and eaves height of 2.50 metres.**

Referred to in your application dated 11th August 2022.

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.

Note: It is important that you read and understand all of 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;
Drawing No. 01 - OS Plan;
Drawing No. 02 A - Block Plan - Existing;
Drawing No. 03 - Ground Floor Plan - Existing;
Drawing No. 04 - First Floor Plan - Existing;
Drawing No. 05 - Front and Side Elevation - Existing;
Drawing No. 06 - Rear and Side Elevation - Existing;

Drawing No. 21 - Block Plan - Proposed;
Drawing No. 22 - Ground Floor Plan - Proposed;
Drawing No. 23 - First Floor Plan - Proposed;
Drawing No. 24 - Front and Side Elevation - Proposed;
Drawing No. 25 - Rear and Side Elevation - Proposed; and
Supplementary Information - Cover Letter (received 11.08.22.)

2 EXTENT OF THE PRIOR 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, as amended.

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.

3. 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.

4. CURTILAGE OF THE DWELLING

The issue of 'curtilage' has been tested in a number of court cases which have established the basic premise is that curtilage definition is essentially a matter of fact and degree. For the avoidance of doubt the submitted plans for this Prior Approval Application do not define the curtilage.

Dated: 12 September 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

