

Application: 20230478

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

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr Yershov
C/O Mr Samuel Moss, Samuel Moss Ltd
42 King Edward Avenue
DARTFORD
DA1 2HY**

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 **9 Warren View
Shorne
Gravesend
Kent
DA12 3EJ**

and being **Single storey rear extension with a depth of 6.00 metres, maximum height of 3.50 metres and eaves height of 2.90 metres.**

Referred to in your application dated 5th May 2023.

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 requirement for materials to be of a similar appearance to those used on the exterior of the dwelling and the 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
SM389.Site - Site Plan
SM389.1 Rev A - Existing Plans
SM389.10 - Proposed Plans for Permitted Development
Email from agent confirming Materials received on 05/06/23

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 ENGINEERING OPERATIONS

Any change in land levels of 0.3m or greater would be considered an engineering operation requiring planning consent. This approval does not allow any engineering operations as that would fall outside of the remit of policies within the Town and Country Planning (General Permitted Development) (England) Order amended). Should engineering operations be required in order to construct the proposed extension as approved, it would fail the requirements of the Town and Country Planning (General Permitted Development) (England) Order amended) and planning consent would be required for the proposed extension.

Dated: 8 June 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service