



Application: 20220557

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTIFICATION OF GRANT OF PERMISSION TO DEVELOP LAND

To: **Mr Grant Allen
C/O Mr Steve Pye, Cadarch Limited
18 Summerhouse Drive
Joydens Wood
Bexley
DA5 2HP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **GRANTED PERMISSION** for development of land situate at:

**Triple Oak
Newlands Lane
Culverstone
Gravesend
Kent
DA13 0RD**

and being **Retention of two outbuildings in rear garden** Your application dated 29th August 2022 is permitted subject to the following:-

1. The development as carried out shall accord with the following approved plans:

Householder Planning Application form;
Drawing no. 22NL-160522-P-001 Rev. A Existing layout and elevations (dwelling), block plans and location plan;
Drawing no. 22NL-160522-P-002 Proposed layout and elevations (outbuilding 1), proposed block and location plans; and
Drawing no. 22NL-160522-P-003 Proposed elevations (outbuildings 2 and 3 and temporary container).

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The shower room window must be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) only at all times.

Reason: In the interests of privacy and in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

3. Outbuilding no. 1 shall only be used as temporary living accommodation during the construction of the dwellinghouse at Triple Oak, Newlands Lane, as a (combined) single planning unit and shall not be used, let or sold at any time as a self contained, separate unit of living accommodation and no business, commercial or industrial use shall be

carried out. Within one month of the first occupation of the dwellinghouse under construction, the layout of outbuilding no. 1 shall be reconfigured in line with drawing no. 22NL-160522-P-002 and thereafter the outbuilding shall only be used as a games room/home office/shower room ancillary to the dwellinghouse at Triple Oak, Newlands Lane and for no other purpose.

Reason: In order to restrict the use/occupancy of the outbuilding and to ensure that the development is in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

4. Outbuilding No. 2 shall be used only for domestic storage purposes ancillary to the dwellinghouse at Triple Oak, Newlands Lane and for no other purpose.

Reason: In order to restrict the use of the outbuilding and to ensure that the development is in accordance with policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

5. Within one month of the first occupation of the dwelling under construction at the application site, the mobile home, container, portable w.c. and outbuilding no. 3 identified on drawing no. 22NL-160522-P-002 shall be demolished or removed and all materials associated with the demolition/removal shall be removed from the site.

Reason: In order to ensure the redevelopment of the site does not have an adverse impact on the character of the area and in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

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 DEVIATION FROM APPROVED PLANS

It is possible that any proposed deviation from the approved plans could be classed as a 'material' change requiring a further application/permission. In the event that any change is proposed, applicants are advised to seek advice from the Local Planning Authority [as proceeding without the necessary permissions could nullify this permission].

4 PUBLIC RIGHTS OF WAY INFORMATIVE

Public Rights of Way NS273 runs along the western boundary of the property and may be affected by the application. Please be advised that a public right of way must not be stopped up, diverted, obstructed or the surface disturbed and there must be no encroachment on the current width, at any time now or in the future. This includes any building materials or waste generated during any

of the construction phases. Please note that no furniture or fixtures may be erected on or across Public Rights of Way without the express consent of the Highways Authority.

5 WORKS OF CONSTRUCTION

Hours of work of construction site plant, equipment and machinery, should be restricted to not earlier than 7.00 a.m. and not later than 6.00 p.m. weekdays and Saturday working should be restricted to not earlier than 8.00a.m. and not later than 1.00 p.m. No work shall be carried out on Sundays, Bank or Public Holidays.

- i. Suitable sound attenuation shall be used at all times in respect of all plant, machinery and equipment in operation on site in order to aid prevention of noise nuisance. Compliance with BS 5228: Part 1: 1984 and subsequent amendments regarding the use of equipment on site will be required in appropriate cases.
- ii. A suitable method of control shall be used in order to aid prevention of dust nuisance arising from work activities on site.
- iii. Burning of waste materials shall not be carried out on site. Such materials are to be stored in a suitable receptacle, as far from residential accommodation as reasonably practicable, pending disposal off site.
- iv. Adequate arrangements shall be made to remove all waste material from the site on a regular basis and to dispose of it at a suitably licensed waste disposal site.

Dated: 14 October 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

NOTIFICATION TO APPLICANT

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.