

Officer	Mrs Sharon Sahota		
Proposal	Single storey rear extension with a depth of 4.0 metres, 3.0 maximum height of 2.5 metres and eaves height of metres.		
Address	108 Vigilant Way Gravesend Kent DA12 4PN		
Valid	4th October 2021.		
Expiry Date	15th November 2021	EOT	N/A

Keep File	N
Reason	Enforcement/Complex/Major/Appeal

Pre-Commencement Prior to First Occupation Conditions Prior to Above Works	N
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Works of Construction Informative **Yes**

Recommendation

HPRIOR – Prior approval not required

Conditions

- 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.

INFORMATIVES:-

1 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.

2 DECISION PLANS

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

- Application form Received 04/10/2021
- Drawing No: DKM/5311/03 (Proposed Block Plan) Received 04/10/2021
- Drawing No: DKM/5311/02 (Existing Block Plan) Received 05/08/2021
- Drawing No: DKM/5311/04 (Existing & Proposed Plans & Elevations) Received 05/08/2021
- Drawing No: DKM/5311/01 (Site Location Map) Received 04/10/2021

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 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.

In this instance the application was acceptable as submitted.

Case Officer: Mrs Sharon Sahota

Signed: 

Dated: 26 October 2021

Team Leader: Richard Hart

Signed: *R Hart*

Dated: 26th October 2021