

Application: 20240398

**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
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To: **Mr And Ms Gemma And Jake Brannagen And Freeman
C/O Mr Barry Saunders, C And B Designs
12 St Margarets Drive
Wigmore
Gillingham
Kent
ME8 0NR**

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:

**8 Arcadia Road
Istead Rise
Gravesend
Kent
DA13 9EH**

and being **Demolition of garage, creation of steps/access way at the front of the property and erection of rear, side and front extensions with pitched roofs over with creation of a vehicular crossover and associated parking area.** Your application dated 11th June 2024 is permitted subject to the following:-

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be carried out in accordance with the following schedule of approved drawings:
 - Application forms.
 - Supporting Letter (31 May 2024).
 - Existing Block Plan.
 - Drawing no. CB 3231.01 - Existing Elevations and Floor Plan. Site Location Plan.
 - Drawing no. CB 3231.02 - Proposed Elevations.
 - Drawing no. CB 3231.03 - Proposed Floor Plan, Roof Plan and Block Plan (Block Plan Superseded).
 - Drawing no. CB 3231.04 - Sections.
 - Drawing no. CB 3231.05 - Proposed Block Plan and Contour of Street Scene.
 - Photographs 1 - 6.
 - Photograph showing spoil to be removed.

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

3. All external facing materials used in the development hereby permitted shall match those used externally on the existing dwelling.

Reason: To ensure a satisfactory standard of appearance upon the completion of the development in accordance with Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

4. Notwithstanding the details shown on the approved drawings, prior to any part of the permitted extensions being occupied or used, details of the proposed car parking layout shall be submitted to and approved in writing by the local planning authority. The approved extensions shall not be occupied or used until this area has been provided, surfaced and drained in accordance with the approved details. No development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, shall be carried out on the site in such a manner or in such a position so as to preclude the use of this area for vehicle parking.

Reason: In the interests of highway safety and visual amenity in accordance with Policy CS11 and Policy CS19 of the Gravesham Local Plan: Core Strategy (September 2014).

5. Notwithstanding the details shown on the approved drawings, prior to any part of the permitted extensions being occupied or used, a scheme detailing the proposed soft landscaping scheme to the front of the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall then be carried out in full within the first planting season. Any trees or plants that die, are damaged, removed or become diseased within five years from implementation shall be replaced with a similar size and species during the next planting season.

Reason: To ensure that the landscaping is maintained in the long term in the interests of the visual amenity of the site and biodiversity, in accordance with Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015 and paragraph 38 of the National Planning Policy Framework, the Local Planning Authority has approached the assessment and determination of this application in a positive and proactive manner and, where appropriate, has worked 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 DEVIATION FROM THE 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).

3 BUILDING REGULATION CONSENT

The granting of planning permission is independent from the granting of Building Regulations consent (which may, or may not, be required). In the event of a change to the scheme granted

planning permission being required to satisfy the Building Regulations, applicants are advised to seek advice from the Local Planning Authority (as proceeding without the necessary permissions could nullify this permission).

4 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.

5 PARKING LAYOUT

The details of the proposed car parking layout required by condition 4 of this permission shall show the required spaces to be provided perpendicular to the public highway. This will then enable the remainder of the site frontage to be soft landscaped thereby complying with the requirements set out in paragraph 10.21 of the Council's Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021) which relates to front gardens and parking. This document can be viewed on the Council's website via the following link:

Householder Extensions Alterations Design Guide (gravesham.gov.uk)

Dated: 19 July 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.
- **For further information regarding Appeals and to make an application please click the relevant link:**
<https://www.gov.uk/appeal-householder-planning-decision>
<https://www.gov.uk/appeal-planning-decision>
- 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.