



Application: 20240681

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

APPROVAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION

To: **Mr & Mrs Neale
C/O Mr Michael Burden, JMD Property Services
28 Sirdar Strand
Riverview Park
Gravesend
DA12 4LP**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS APPROVED** detailed plan and particulars submitted on 24th July 2024 as a non-material amendment to the Notification of Grant of Planning Permission reference 20160723 to Develop Land dated 15 September 2016 in respect of:-

Erection of a single storey rear extension and erection of a two storey front extension.

at **36 Sirdar Strand
Gravesend
Kent
DA12 4LP**

and being **Application for a non-material amendment to planning permission reference number 20160723 to allow completion of the approved two storey front extension with the following amendments 1 - Omitting the approved main access to the side elevation of the original building 2 - Repositioning main access door to the front elevation of the two storey front extension and 3 - Retaining the original ground floor window to the original structures side elevation.**

Subject to the conditions specified hereunder:-

CONDITIONS AND REASONS

- 1 Any window serving a bathroom/wc/ensuite 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: To prevent undue overlooking of the adjoining residential property in accordance with Policy CS19 of the Local Plan Core Strategy 2014.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 EXTENT OF THE APPROVAL

For the avoidance of doubt the approval hereby given is only for a non-material amendment to the development permitted under reference 20160723 and does not amend any other part of the permission or discharge any of the planning conditions attached to that permission subject to those conditions still subsisting or capable of taking effect.

2 DECISION PLANS

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

Application Form Dated 23/07/2024;
Drawing Number 016-025/002 Rev A (Elevations - Existing);
Drawing Number 016-025/003 Rev A (Ground Floor Plan - Existing);
Drawing Number 016-025/004 Rev A (First Floor Plan - Existing);
Drawing Number 016-025/005 Rev C (Elevations - Proposed);
Drawing Number 016-025/006 Rev C (Ground Floor Plan - Proposed);
Drawing Number 016-025/007 Rev B (First Floor Plan - Proposed);
Drawing Number JMD-1226-B-010 Rev.P1 (Site Location Plan);
Drawing Number JMD-1226-B-110 Rev.P1 (As Built Elevations - Existing);
Drawing Number JMD-1226-B-100 Rev.P1 (Original Built Elevations);
Drawing Number JMD-1226-B-120 Rev.P1 (Approved Elevations);
Drawing Number JMD-1226-B-130 Rev.P1 (As Built Elevations);
Drawing Number JMD-1226-B-140 Rev.P1 (Original Floor Plans);
Drawing Number JMD-1226-B-150 Rev.P1 (Approved Floor Plans); and
Drawing Number JMD-1226-B-1760 Rev.P1 (As Built Floor Plans - Proposed).

3 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) 2023, 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.

Dated: 19 August 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

Your attention is drawn to the following notes.

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

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.