



Application: 20240882

**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 Mayo
C/O Mr Provejs, James Kay Architects
251 Eltham High Street
ELTHAM
SE9 1TY**

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:

**Chescombe
Whitehill Road
Meopham
Gravesend
Kent
DA13 0NY**

and being **Demolition of existing rear conservatory, garage outbuilding, and roof construction. Construction of new roof incorporating 2 dormer windows to front, 3 dormer windows to rear plus 1 flat roof window and 1 velux roof light. Erection of part-double and part-single storey side extension. Erection of single storey rear extension with part-flat/part-dual pitch roof with 2 roof lights and 1 flat roof window. Erection of single storey front porch.** Your application dated 30th September 2024 is permitted subject to the following:-

1. The development hereby approved shall be begun not later than 3 years following the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form
Drawing no. S01 (OS Location Map)
Drawing no. S02 (Block Plan - Demolition)
Drawing no. 1586-S3A-I01 (Site photographs)
Drawing no. 1586-S3A-S1.1 (Existing site plan)
Drawing no. 1586-S3A-S1 (Existing ground floor plan)
Drawing no. 1586-S3A-S2 (Existing first floor plan)
Drawing no. 1586-S3A-S4 (Existing roof plan)
Drawing no. 1586-S3A-S10 (Existing front elevation)
Drawing no. 1586-S3A-S11 (Existing side elevation A)
Drawing no. 1586-S3A-S12 (Existing side elevation B)

Drawing no. 1586-S3A-S13 (Existing rear elevation)
Drawing no. 1586-S3A-S21 (Existing section AA)

Drawing no. S03 (Block plan - proposed)
Drawing no. 1586-S3A-P1 (Proposed ground floor plan)
Drawing no. 1586-S3A-P2 (Proposed first floor plan)
Drawing no. 1586-S3A-P3 (Proposed roof plan)
Drawing no. 1586-S3A-P10 (Proposed front elevation)
Drawing no. 1586-S3A-P11 (Proposed side elevation A)
Drawing no. 1586-S3A-P12 (Proposed side elevation B)
Drawing no. 1586-S3A-P13 (Proposed rear elevation)
Drawing no. 1586-S3A-P21 (Proposed section AA)

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

3. Within 6 months of the date of this decision, a scheme detailing the proposed landscaping for the front garden shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the retention of existing hard and soft landscaping where practicable, the type and species of any new planting to be carried out (including native species, and planting quantity and size), any areas of hardstanding (including details of materials), and any new boundary treatments. The landscaping details shall be carried out as approved and maintained thereafter; the planting details shall be implemented within the first planting season following approval. Any trees or plants that die, are damaged, removed or become diseased within five years from the date of planting, shall be replaced with a similar size and species during the next available planting season.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of appearance upon the completion of the development and to ensure no net loss of biodiversity, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 and the guidance in the Householder Extensions/Alterations Design Guide SPD 2021.

4. The details included on the application form and approved plans shall form the basis of the materials to be used in the construction of the external surfaces of the development hereby permitted.

Reason: In the interest of the visual amenity of the site and surrounding area, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

5. The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area at any time.

Reason: In the interest of neighbouring privacy in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

6. Notwithstanding the provisions of Article 3, Part 1, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, no window, door or other form of opening other than those shown on the approved drawings shall be formed in the flank elevations of the first floor extensions hereby permitted.

Reason: To avoid loss of privacy for adjoining properties, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy 2014.

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 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].

3 BUILDING REGULATIONS 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 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: 22 November 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.