

Application: 20230700

**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: **Mrs Ann Greene
C/O Mr John Escott, Robinson Escott Planning
Downe House
303 High Street
Orpington
Kent
BR6 0NN**

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:

**Garages At
Rockley House
Wrotham Road
Culverstone
Gravesend
Kent
DA13 0QN**

and being **Conversion and change of use of existing detached garage building to a two bedroom dwelling with provision of two parking spaces**. Your application dated 4th September 2023 is permitted subject to the following:-

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

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 schedule of approved plans:

Application form;
Drawing no. 7456-PD1-003 - Garage Plans & Elevations;
Drawing no. 7456-PD1-010 Rev. C - Garage Conversion Floor Plans and Elevations;
Drawing no. 7456-PD1-001 Rev. B - Site Location Plan;
Drawing no. 7456-PD1-002 Rev. B - Site Plan;
Drawing no. 7456-PD1-011 Rev. C - Garage Conversion Site Plan;
Highways Technical Note; and
Design, Access and Planning Statement.

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

3. Prior to first occupation of the dwelling hereby permitted, details of all replacement materials and finishes to be used in the external faces of the building (weatherboarding, timber cladding, roofing materials) shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory visually attractive development in accordance with Saved Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

4. Prior to first occupation of the dwelling hereby permitted, details of the refuse and recycling storage facilities including plans and elevations shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be made available for use prior to first occupation of dwelling hereby approved and retained for use by occupiers of the dwelling at all times thereafter.

Reason: In order to ensure the dwelling is served by sufficient refuse and recycling storage facilities in the interests of amenity and in order to protect the openness of the Green Belt in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014) and sections 12 and 13 of the National Planning Policy Framework (2023).

5. Prior to first occupation of the dwelling hereby approved details of the cycle storage facilities including plans and elevations of a secure and weatherproof enclosure shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be made available for use prior to first occupation of the dwelling hereby approved and retained for use by site users at all times thereafter.

Reason: In order to encourage options for sustainable travel and in order to protect the openness of the Green Belt in accordance with Policies CS02, CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014) and sections 2, 9, 12 and 13 of the National Planning Policy Framework (2023).

6. Notwithstanding the details included in the approved plans, prior to first occupation of the dwelling hereby permitted details of any external lighting on the building including location, size, appearance and degree of illumination shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details.

Reason In the interests of visual and residential amenity and in order to protect the openness of the Green Belt in accordance with Policies CS02, CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014) and sections 12 and 13 of the National Planning Policy Framework (2023).

7. The proposed soft landscaping scheme including the native mix hedgerow along the boundary fencing as shown on approved drawing no. 7456-PD1-010 Rev. C shall 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 and CS19 of the Gravesham Local Plan Core Strategy (2014) and sections 12 and 15 of the National Planning Policy Framework (2023).

8. The post and rail fence with native mix hedge shall be installed in accordance with the siting and height of the fence as shown on approved drawing no. 7456-PD1-010 Rev. C; thereafter there shall be no additional form of boundary treatment erected on the site.

Reason: In order to protect the openness of the Green Belt in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014) and sections 12 and 13 of the National Planning Policy Framework (2023).

9. Notwithstanding the provisions of Article 3, Part 1 Classes A, AA, B, C, D, E, F, G and H of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended or any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order, with or without modification, no enlargement, improvement or other alteration of the dwelling hereby approved shall be carried out, or any additional storeys, dormers, rooflights or other roof alterations shall be constructed, installed or carried out, or the erection of any porch outside any external door, or the provision of any building or enclosure for a purpose incidental to the enjoyment of the dwelling provided, or the provision within the curtilage of a dwelling of a hard surface, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe and there shall be no installation, alteration or replacement of a microwave antenna on the dwelling.

Reason: Given the site is located in the Green Belt in order that any further development at the dwelling would be the subject of a planning application that the Local Planning Authority would wish to determine on its merits in regard to Policy CS19 of Gravesham Local Plan Core Strategy (2014).

10. Notwithstanding the provisions of Article 3, Part 1 Classes E and F of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended or any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order, with or without modification, no building or enclosure for a purpose incidental to the enjoyment of Rockley House nor any hard surface shall be constructed within the curtilage of Rockley House

Reason: Given the site is located in the Green Belt in order that any further development at the site would be the subject of a planning application that the Local Planning Authority would wish to determine on its merits in regard to Policy CS19 of Gravesham Local Plan Core Strategy (2014).

11. Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development)(England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, no further windows, doors, roof lights or other openings other than those shown in the approved plans, shall be formed at any time in the dwelling hereby permitted.

Reason: In order to protect the openness of the Green Belt in accordance with Policy CS02 of the Gravesham Local Plan Core Strategy (2014) and section 13 of the National Planning Policy Framework (2023).

12. The parking provision for the dwelling hereby permitted shall be the two parking as shown on drawing no. 7456-PD1-010 Rev. C.

Reason: In order to ensure that the dwelling would have sufficient off-street parking provision in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (2014), saved Policy P3 of the Gravesham Local Plan First Review (1994) and section 9 of the National Planning Policy Framework (2023).

13. The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall

not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Reason: To prevent harm to human health and pollution of the environment and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 15 of the National Planning Policy Framework (2023).

INFORMATIVES:-

1 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].

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 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.

4 NAMING & NUMBERING

As a result of the changes to this property, it appears that a change has to be made to the national property gazetteer. It is a legal requirement that a property or premises is registered.

The Naming and Numbering Certificate, when issued, will reduce location or delivery problems via Royal Mail or other carriers, and importantly for the Police, Ambulance, and Fire & Rescue services. Registration is also necessary to register to vote, for utility connections, and will avoid duplicate addresses.

The Naming and Numbering service is provided by the Borough Council. The on-line form is available at the Planning/House Numbering page of the council's web-site <http://www.gravesham.gov.uk/street-naming>. Please submit the application and the requisite fee in accordance with the guidance on the form.

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: 21 February 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

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.