

Application: 20250236

**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 T Fletcher
C/O Mr Ben Blackburn, Blackburn Architects Limited
5 Cross Way
Rochester
ME1 3DX**

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:

**Finches
Rhododendron Avenue
Meopham
Gravesend
Kent
DA13 0TU**

and being **Partial demolition of existing dwelling; erection of single storey side extension with rooflight and front porch canopy; demolition of all existing outbuildings; erection of outbuilding and car port at front; reconfiguration and extension of driveway and associated landscaping and terracing.** Your application dated 31st March 2025 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:

Householder Application for Planning Permission form;
Drawing no. 52417-P-01 Site location plan;
Drawing no. 52417-P-02 Existing site plan;
Drawing no. 52417-P-03 Rev. C Proposed site plan;
Drawing no. 52417-P-04 Existing site plan showing proposed demolition;
Drawing no. 52417-P-10 Existing ground floor layout;
Drawing no. 52417-P-11 Existing roof plan;
Drawing no. 52417-P-20 Rev. B Proposed ground floor layout;
Drawing no. 52417-P-21 Rev. B Proposed roof plan;
Drawing no. 52417-P-22 Proposed outbuilding layout;
Drawing no. 52417-P-30 Existing site section;
Drawing no. 52417-P-31 Existing elevations;

Drawing no. 52417-P-40 Rev. B Proposed section AA;
Drawing no. 52417-P-41 Rev D Proposed elevations;
Drawing no. 52417-P-42 Proposed outbuilding elevations;
Drawing no. 52417-P-43 Rev. B Proposed car port elevations;
Drawing no. 52417-P-44 Rev. C Proposed section BB;
Preliminary Roost Assessment and Bat Activity Surveys July 2025;
Photographs of existing buildings March 2025;
Ground floor comparison image received 05 August 2025;
Retaining wall marked up image received 05 August 2025;
Letter from the agent dated 25 February 2025;
Email from the agent received 12 June 2025;
Email from the agent received 05 August 2025; and
Email from the agent received 04 September 2025.

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

3. Prior to the commencement of works above slab level, a scheme detailing the proposed hard & soft landscaping associated with the development shall be submitted to and approved, in writing, by the Local Planning Authority. The details shall include:

- (i) the type and species of planting to be carried out to include their quantity and size;
- (ii) measures to promote biodiversity enhancement to include the planting of native and wildlife attracting species;
- (iii) a timetable for implementation;
- (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures; and
- (v) the materials for all areas of hardstanding and retaining walls.

The approved landscaping scheme shall thereafter be implemented in accordance with the approved timetable and maintained in accordance with the approved details. 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 species of a similar size and species during the next available planting season.

Reason: To ensure an acceptable standard of development upon completion through provision and long term management of soft landscaping and to enhance local provisions for wildlife and biodiversity to mitigate habitat lost by development, in accordance with Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

4. Prior to the development hereby permitted being first occupied, the outbuildings shown on drawing no. 52417-P-04 as being demolished shall be demolished and all associated waste materials removed from the site.

Reason: In the interests of protecting the openness of the Green Belt and in line with the requirements of Policy CS02 Gravesham Local Plan Core Strategy September 2014.

5. The areas shown on approved drawing no. 52417-P-03 Rev. C as driveway and 'gravelled area' shall be formed and surfaced before the development hereby permitted is first brought into use and thereafter kept available at all times for vehicle manoeuvring, and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, or any provision equivalent to that Order in any statutory instrument revoking and re-enacting that Order, with or without modification, shall be carried out on the site in such a manner or in such a position so as to preclude their use for vehicle manoeuvring.

Reason: To ensure adequate access and parking provision at the application site, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014) and Saved Policy P3 of the Gravesham Local Plan First Review 1994.

6. Notwithstanding the details included on the application form and approved plans the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing dwelling.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

7. The outbuilding hereby permitted shall be used only for purposes ordinarily incidental to the main dwellinghouse at Finches, Rhododendron Avenue and for no other purpose. For the avoidance of doubt, the outbuilding shall not at any time contain any primary living accommodation including any living room, kitchen or bedroom or be sold, parted, let or exchanged as a self contained, separate unit of living accommodation and no business, commercial or industrial use shall be carried out.

Reason: A separate unit of accommodation would be inappropriate on this site and in accordance with Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (2014).

8. Notwithstanding the provisions of Article 3, and Part 1 Classes A and E 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, with or without modification, no window, door or other form of opening shall be formed in the flank elevations of the extension or outbuilding hereby permitted.

Reason: In order to safeguard the amenity and privacy of the occupants of the neighbouring properties in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

9. Notwithstanding the provisions of Part 1, Classes A, A-A, D, E and F of Schedule 2 to the Town and Country Planning (General Permitted Development) 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 enlargements of the dwellinghouse (including porches or additional storeys), no construction of any outbuildings or provision of any hard surfaces, shall be undertaken at the application site.

Reason: In order to protect the openness of the Green Belt, in accordance with Policy CS02 of the Gravesham Local Plan Core Strategy September 2014.

INFORMATIVES:-

1 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 39 of the National Planning Policy Framework (NPPF) 2024, 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.

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 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].

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 Bat informative

There is a risk that bats may occur at the development site. Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected all times by the Conservation of Habitats and Species Regulations 2017 (as amended) even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Planning permission for development does not provide a defence against prosecution under this legislation or substitute for the need to obtain a bat licence if an offence is likely. If bats or evidence of bats is found during the works, the applicant is advised to stop work and follow advice from an independent ecologist or to contact the Bat Advice Service on 0345 1300 228, email enquiries@bats.org.uk or visit the Bat Conservation Trust website.

6 BIODIVERSITY ENHANCEMENTS FOR CONDITION 3

The applicant should note that KCC Biodiversity have suggested that the following details could be included (as appropriate) as biodiversity enhancements (required as part of the compliance with condition 3 of this decision);

Provision of durable and suitably placed bat/bird boxes;
Native wildflower sowing (with details of seed mixes/preparation and management measures);
Tree planting;
Creation of hedgehog highways (by creating small 13×13cm gaps in closeboard fencing); and
Provision of bee bricks and/or the provision of log piles/artificial refugia for reptiles and amphibians.

Dated: 20 October 2025

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## **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.