



Application: 20240268

**TOWN AND COUNTRY PLANNING ACTS
THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
2015 (AS AMENDED)**

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr & Mrs Haman
Gwendon
Pear Tree Lane
Shorne
Gravesend
Kent
DA12 3JT**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the **Local Planning Authority** under the Town and Country Planning Acts, has **DETERMINED THAT PRIOR APPROVAL** of the single storey rear extension **IS NOT REQUIRED**

at **Gwendon
Pear Tree Lane
Shorne
Gravesend
Kent
DA12 3JT**

and being **a single storey rear extension with a depth of 8 metres, maximum height of 2.89 metres and eaves height of 2.89 metres.**

Referred to in your application dated 25th March 2024.

1. The proposed development complies with THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and it is considered **PRIOR APPROVAL IS NOT REQUIRED**, subject to the imposition of informatives relating to the extent of this prior approval, the development to accord with the information provided, and requirement to comply with Building Regulations and Party Wall Act.

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Supplementary Information - Historic Photos of Property (received on 25.03.24);
Supplementary Information - Historic Maps (received on 25.03.24);
Site Location Plan and Block Plan (received on 25.03.24);
Floor Plans - Existing (received on 25.03.24);
Elevations - Existing (received on 25.03.24);
Ground Floor Plan - Proposed (received on 25.03.24);
Floor Plan - Proposed (received on 25.03.24);
South and North Elevations - Proposed (received on 25.03.24);

East and West Elevations - Proposed (received on 25.03.24); and
Site Plan (received on 25.03.24).

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 EXTENT OF THE APPROVAL

This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

It is important to note that this decision notice does not indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A.

If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A) then you should submit an application to the Local Planning Authority for a Lawful Development Certificate

4 FOR THE AVOIDANCE OF DOUBT

It should be noted that Section 55 of the Town and Country Planning Act (1990) defines development as carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land. Any change in land levels particularly when it would be at 0.3m or greater, would be considered an engineering operation requiring planning consent.

Dated: 29 April 2024

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DA12 1AU

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