

Application: 20230447

**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 P Harding
C/O Mr Ben Kilgore, BDK Consulting Ltd
9 Jury Drive
Rochester
ME3 8GU**

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:

**18 Lesley Close
Istead Rise
Gravesend
Kent
DA13 9JS**

and being **Conversion of loft space to form habitable rooms with front and rear dormers, extension of front parking and internal alterations.** Your application dated 1st June 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:

Householder Planning Application form;
Drawing no. 73-PL-100 Rev. A Existing layout and elevations;
Drawing no. 73-PL-101 Rev. A Proposed layout and elevations;
Drawing no. 73-PL-10 Rev. A Existing and proposed block plans; and
Drawing no. 73-PL-1000 Rev. A Site location plan.

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

3. Prior to the first occupation of the development hereby permitted, details of the soft landscaping located adjacent to the widened vehicle parking area (including details of types, species, numbers and sizes of plants) shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the approved landscaping scheme shall be implemented within the first planting season following the first occupation of the development and thereafter

maintained. 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: In the interests of visual amenity and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

4. 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).

5. 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).

6. Before the development hereby permitted is first brought into use, a vehicle crossover must be provided to serve the full width of the widened vehicle parking area shown on drawing no.73-PL-10 Rev. A.

Reason: In the interests of highway safety and 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).

7. The area shown on approved drawing no. 73-PL-10 Rev. A as a widened vehicle parking area shall be formed and surfaced before the development hereby permitted is first brought into use and thereafter kept available at all times for such use, 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 its use for vehicle parking.

Reason: That the development, without the provision of the proposed vehicle parking area, is likely to lead to car parking inconvenient to other road users and detrimental to amenity and 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)

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 38 of the National Planning Policy Framework (NPPF) 2021, 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 ADVICE FROM GBC HIGHWAYS OFFICER

There is a pipe/drain feature within the front garden of the application site, which the proposed development would adversely impact upon. The applicant is advised to establish the exact nature of this feature and any mitigation needed, prior to any groundworks commencing.

5 PROXIMITY OF GAS PIPELINES

The applicant should note that there is a gas pipeline located in close proximity to the front boundary of the application site. Therefore it is advisable for the applicant to contact SGN (Southern Gas Networks) and National Grid to establish the exact location of all gas infrastructure in the surrounding area, prior to the commencement of any groundworks at the application site.

SGN telephone: 0800 912 1700

SGN email: customer@sgn.co.uk

National Grid telephone: 01926 654844

National Grid email: assetprotection@nationalgrid.com

Advice on safe digging can be found at <https://www.sgn.co.uk/help-and-advice/digging-safely>

6 SOUTHERN WATER SEWER

The applicant is advised that there is a Southern Water sewer located in the rear garden of the application site. Therefore it is advisable for the applicant to contact Southern Water to establish the exact location of all affected sewerage infrastructure, prior to the commencement of any groundworks at the application site.

<https://www.southernwater.co.uk/our-services/build-over-a-sewer>

<https://www.southernwater.co.uk/help-advice/contact-us>

7 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 July 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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.