



Application: 20231067

**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 Saab Singh
C/O Mr Munawar Hussain, FUTUREVISIONS UK LTD
16 Golfe Road
ILFORD
IG11SU**

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:

**26 St Georges Crescent
Gravesend
Kent
DA12 4AR**

and being **change of use of two garage outbuildings at the rear to two storage outbuildings and formation of three parking spaces in the front garden** Your application dated 5th December 2023 is permitted subject to the following:-

1. The development hereby permitted shall be carried out in accordance with the following schedule of approved plans:

Application for Planning Permission form;
Red line site boundary plan received 06 March 2023;
Drawing no. FV-2024-05C Existing layout and elevations;
Drawing no. FV-2024-06B Proposed layout and elevations received 06 June 2024;
Drawing no. FV-2024-03B Proposed landscaping;
Drawing no. FV-2024-04B Existing and proposed site plans;
Drawing no. FV-2020-1 Block plan approved under 20190737;
Drawing no. FV-2020-2 Landscaping plan approved under 20201062; and
Design and Access Statement.

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

2. Within six months of the date of this permission, a scheme detailing the proposed 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; and
 - (iv) details of initial aftercare, long term maintenance and details for monitoring and remedial measures.

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 adopted Gravesham Local Plan Core Strategy Policies CS12 and CS19.

3. Within six months of the date of this permission, the proposed door in the north western side elevation of the outbuilding (shown on drawing no. FV-2024-06B) shall be installed and thereafter shall be retained permanently.

Reason: In the interests of the residential amenity of the occupants of the dwelling at no. 26A St Georges Crescent and in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 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. The areas shown on approved drawing no. FV-2024-03B as vehicle parking spaces shall be 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 their use for vehicle parking.

Reason: That the development without provision for adequate accommodation for the parking of a private motor car or cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity and pursuant to Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policy P3 of the Gravesham Local Plan First Review 1994.

6. The two northernmost vehicle parking areas shown on approved drawing no. FV-2024-03B shall be used only for the parking of private motor vehicles for the residential occupants of no. 26A St Georges Crescent as a private dwelling house and the single southernmost parking area shown on approved drawing no. FV-2024-03B shall be used only for the parking of private motor vehicles for the residential occupants of no. 26 St Georges Crescent as a private dwelling house.

Reason: That the development without provision for adequate accommodation for the parking of a private motor car or cars is likely to lead to car parking inconvenient to other road users and detrimental to amenity and pursuant to Policy CS11 of the Gravesham Local Plan Core Strategy September 2014 and Saved Policy P3 of the Gravesham Local Plan First Review 1994.

7. Before the development hereby permitted is first brought into use, the existing vehicle crossover must be extended to serve the full width of the parking area shown on drawing no. FV-2024-03B, in accordance with the requirements of Kent Highways Services.

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 T1 of the Gravesham Local Plan First Review November 1994.

8. The pedestrian visibility splays to the parking spaces fronting on to St George's Crescent (shown on drawing no. FV-2024-03B) shall be retained permanently and no boundary wall, fence or other means of enclosure or obstruction exceeding 600mm in height shall be erected or placed within the visibility splays.

Reason: In the interests of highway and pedestrian safety and in accordance with Policy CS11 of the adopted Gravesham Local Plan Core Strategy (September 2014) and Saved Policy T5 of the Gravesham Local Plan First Review.

9. The refuse storage areas shown on drawing no. FV-2024-03B shall be retained permanently.

Reason: In the interests of visual and residential amenity and in line with Policy CS19 of the Gravesham Local Plan Core Strategy September 2014.

10. The outbuilding hereby permitted shall be used only for purposes ordinarily incidental to the main dwellinghouses at nos. 26 and 26A St Georges Crescent 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 separate unit of living accommodation and no trade or business shall be carried on therefrom.

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

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 SMOKE CONTROL

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed.

When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

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: 2 July 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:

- 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
- 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 –

- an application for change of use;
- 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.