

Application: 20230217

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

DETERMINATION AS TO WHETHER PRIOR APPROVAL IS REQUIRED

To: **Mr & Mrs Chahill
C/O Mr Tony Martin
13 Chatham Grove
Chatham
ME4 6LX
United Kingdom**

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 **18 Hill Close
Istead Rise
Gravesend
Kent
DA13 9DD**

and being **Prior approval application for a single storey rear extension with a depth of 6.00 metres, maximum height of 3.45 metres and eaves height of 2.75 metres.**

Referred to in your application dated 8th March 2023.

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, the time limit for completion, notification of completion and requirement to comply with Building Regulations and Party Wall Act.

Note: It is important that you read and understand all of the following informatives:

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
OS plan (received on 08.03.23);
Ground Floor Plan - Existing and Proposed; and
Elevations - Proposed.

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.

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

This prior approval larger homes application is dealing with the single storey rear extension only. Any other development shown on the plans has not been assessed and a Lawful Development Certificate Application would need to be submitted in order to confirm if the proposals were lawful. Furthermore, although the eaves height is specified as 2.75m in the description and application form, the plans measure at 3.00m, as per the definition of eaves height found in the Government Technical Guidance and as such still complies with Class A, Part 1 Schedule 2 and Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Dated: 5 April 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service