

Application: 20221206

**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: **Simran Sahota
C/O Miss Rebecca Parnell, Freedom Homes
85 Uxbridge Road
London
W5 5BW**

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:

**Cedarwood House
86A Central Avenue
Gravesend
Kent
DA12 5BH**

and being **Application for a minor material amendment to planning permission reference no. 20191288 for creation of a new single dwelling and re-allocation of the garden space of 57 to allow for extra garden space for the new dwelling; to allow the change in window sizes and introduction of a new window in the loft space, retention of shed and inclusion of hard and soft landscaping details and boundary treatment.** Your application dated 14th November 2022 is permitted subject to the following:-

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

Submitted with Ref 20221206;:

Application Form;

CA-R01-EX-101 Location Map;

CA-R04-PR-102 Boundary Treatment;

CA-R03-PR-103 Proposed Elevations;

CA-R03-PR-104 Proposed Elevations 2;

CA-R03-PR-105 Outbuilding Plans and Elevations;

Emails confirming proposal changes;

Submitted with Ref 20191288;:

Application form received 11 December 2019;

Drawing no. CA-R03-PR-102 (proposed floor plans) received 19 February 2020. - (With exception of external details shown);

Drawing no. CA-R01-EX-101 (site location plan) received 16 December 2019; and

Drawing no. CA-R03-PR-101 (proposed site plan) received 16 December 2019.

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

2. All materials used externally shall match those listed on the plans herein approved, notably drawing nos. CA-R03-PR-102, CA-R03-PR-103 and CA-R03-PR-104.

Reason: To ensure the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy CS19 of the Gravesham Local Core Strategy 2014

3. Notwithstanding the provisions of Article 3 and Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, with or without modification), no windows, doors or other openings (other than those shown on the approved plans) shall be formed at any time in either flank elevation of the dwelling hereby approved without the prior written consent of the Local Planning Authority having first been obtained.

Reason: In order that any proposal to insert openings into the flank elevations of the dwelling shall be subject of a planning application that the Local Planning Authority would wish to determine on its merits, having particular regard to protecting the privacy and amenity of adjoining properties.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification) no development shall be carried out within Class A, B, D and E of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To enable the Local Planning Authority to control such development in the interests of amenity, in accordance with Policy CS19 of the Core Strategy 2014.

5. The vehicle parking areas shown Drawing No. CA-R04-PR-102 shall be formed, surfaced and drained within 6 months of this decision date. Thereafter, notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 as amended, or any provision equivalent to it in any statutory instrument revoking and re-enacting that Order, no development shall be carried out on the site in such a manner or in such a position as to preclude the use of or access to the vehicle parking areas.

Reason: To ensure sufficient off street, car parking provision to serve the development, in accordance with Policy CS11 of the Gravesham Local Plan Core Strategy (September 2014).

6. The soft landscaping as hereby approved shall be carried out within 6 months of this decision date in accordance with the details approved as shown on Drawing No. CA-R04-PR-102 and thereafter maintained to the satisfaction of the Local Planning Authority for a period of not less than five years.

Reason: To protect the visual amenities of the building and the surrounding area and to preserve the character and appearance of the area in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

7. Within 6 months of the decision date, the hard landscaping shall be carried out in accordance with the details approved as shown on Drawing No. CA-R04-PR-102 and thereafter maintained.

Reason: To protect the visual amenities of the building and the surrounding area and to preserve the character and appearance of the area in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

8. Within 6 months of this decision date, the boundary treatments shall be carried out in accordance with the details approved as shown on Drawing No's. CA-R04-PR-102, CA-R03-PR-103 and CA-R03-PR-104 and thereafter maintained.

Reason: To protect the visual amenities of the building and the surrounding area and to preserve the character and appearance of the area in accordance with Policy CS19 Gravesham Local Plan: Core Strategy (September 2014).

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected between the front wall of the dwellinghouse and up to and including the 5.1-metre-wide vehicular entrance point as indicated on Drawing No. CA-R04-PR-102.

Reason To protect pedestrian visibility splays in the interests of road safety and the visual amenities of the building and the surrounding area and to preserve the character and appearance of the area in accordance with Policy CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 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.

2 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].

3 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.

4 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.

Dated: 31 March 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.