



Application: 20211260

**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 Knowlson
C/O Miss Taylor Holdstock, Kent Design Studio Ltd
The Workshop
Rose Cottage Farm
North Street
Biddenden
Ashford
Kent
TN27 8BA**

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:

**Downend
Norwood Lane
Meopham
Gravesend
Kent
DA13 0YE**

and being **Application for variation of condition 3 attached to planning permission reference 20210414 for variation of conditions 2 and 8 attached to planning permission reference number 20171263 for the erection of a part two storey and part single storey rear extension to form kitchen/diner with bedrooms over; conversion of the integral garage and erection of a first floor front extension; single storey side extension to form enlarged lounge; alterations to the roof to form rooms in the roof; to allow an increase in the size of first floor window in front elevation and amendments to the fenestration in both east and west flank elevations at first floor level and in west roof slope including installation of new windows and rooflights.** Your application dated 11th October 2021 is permitted subject to the following:-

CONDITIONS

1. For the avoidance of doubt the development as carried out shall accord with the following approved plans:
 - Application form;
 - Drawing no. 1764-50 N - Proposed Plans; and
 - Drawing no. 1764-51P - Proposed Elevations & Block Plan.

Reason For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

2. Notwithstanding the provisions of Article 3, and Part 1 Classes A and G of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any provision equivalent to those Classes in any statutory instrument revoking and re-enacting that Order, with or without modification, no window, door or other form of opening other than those shown on the approved drawings shall be formed in either flank elevation of the extensions hereby permitted without the prior permission, in writing, of the Local Planning Authority. For the purposes of this condition openings shall include chimneys, flues and the insertion of cover holes for flue extracts.

Reason In the interest of residential amenity in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and in order to ensure that any alterations to the permitted scheme may be the subject of a planning application that the Local Planning Authority would wish to determine on its merits.

3. The bathroom and en-suite windows as detailed on drawing number 1764-50 N shall be fitted with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and apart from any top hung light shall be non-openable. This work shall be carried out in its entirety within three months of the date of this permission and shall be retained at all times thereafter.

Reason In order to prevent any overlooking or loss of privacy and amenity to the occupants of the adjoining dwellings and pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

4. The windows shown on drawing 1764-50 N in the lounge and dining room extensions hereby permitted on the west side shall be high level and non-openable only.

Reason In order to prevent any overlooking or loss of privacy and amenity to the occupants of the adjoining dwellings and pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

5. The area located in the front of the property on Drawing Number 1764-51 P shall be kept available at all times for on-site car parking, and no development whether or not permitted by the Town and Country (General Permitted Development) (England) Order 2015 (as amended), or in any provision equivalent to that Order in any order revoking or re-enacting that order, with or without modification, shall be carried out on that area of land or in such a position as to preclude its use for vehicle parking.

Reason In order that sufficient off street car parking provision is available to serve the property and prevent pressure for on-street parking which is detrimental to the amenity of the area and the safe and free flow of traffic and in accordance with P3 of the Gravesham Local Plan First Review (1994).

6. The flat roof area of the rear extension and the flat roof to the main roof, hereby permitted, shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason In order to prevent any overlooking or loss of privacy and amenity to the occupants of the adjoining dwellings and pursuant to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014).

7. Notwithstanding the provisions of Article 3 and Part 1, Classes A, B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any order revoking and re-enacting that Order with or without modification), no enlargement improvement or other alteration of the dwellinghouse or additions to the roof of a dwellinghouse or other alterations to the roof of the dwellinghouse (other than

as shown in the approved drawings), shall be carried out without a subsequent planning consent having first being obtained from the Local Planning Authority.

Reason To ensure further development on this site is appropriately controlled in the interests of protecting the amenities of adjoining occupiers and the impact of development on the listed building located opposite the site, the adjacent conservation area and the streetscene and surrounding area in general in accordance with policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and saved policies TC2 and TC3 of the Gravesham Local Plan (First Review) 1994.

INFORMATIVES:-

1 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].

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 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.

4 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.

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## 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.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN; telephone: 0303 444 5000; email: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk) or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).**
- 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.

### **COMPENSATION**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.