

Application: 20230766

**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 Georgia Foster
13 Longfield Road
Meopham
Kent
Gravesend
Kent
DA13 0EW
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 **13 Longfield Road
Meopham
Gravesend
Kent
DA13 0EW**

and being **Prior approval application for a single storey rear extension with a depth of 4.30 metres, maximum height of 2.50 metres and eaves height of 3.00 metres.**

Referred to in your application dated 18th July 2023.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 FOR THE AVOIDANCE OF DOUBT - ROOF ALTERATIONS

The permission hereby granted relates solely to the single storey rear extension as permitted under Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (Prior Approval Larger Homes Extensions). Therefore, the roof alterations require a separate Lawful Development Certificate to confirm compliance with Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the developer provided the following information to the Local Planning Authority:

- o Application Form - dated 17/07/2023;
- o Drawing no. 04372_MH01 - Existing Site Location Plans, Floor Plans and Elevations;
- o Drawing no. 04372_MH02 - Rev. B - Proposed Floor Plans and Elevations;
- o Drawing no. 04372_MH03 - Rev. A - Proposed Block Plan.

The development must be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local Planning Authority and the developer agree otherwise in writing.

3 EXTENT OF 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 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.

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: 22 August 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service