

Wealden Ltd.
C/O Mr Graham Norton
Wealden Court
Church Street
Teston
Maidstone
Kent
ME18 5AG



12 June 2015

PLANNING DECISION NOTICE

APPLICANT:	Wealden Ltd.
DEVELOPMENT TYPE:	Householder
APPLICATION REFERENCE:	14/504397/FULL
PROPOSAL:	Demolition of existing single pitch rear extension and replace with erection of single storey pitched roof extension inclusive of external and internal alterations; demolition of rear single storey container shed and replace with a garage.
ADDRESS:	The Pest House Claygate Road Yalding Kent ME18 6BB

The Council hereby **GRANTS** planning permission subject to the following Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

MKPS – Working in Partnership with: Maidstone Borough Council

Please Note: All planning related correspondence for MBC should be sent to:

Mid Kent Planning Support, Maidstone House, King Street, Maidstone ME15 6JQ

Tel: 01622 602736 email: planningsupport@midkent.gov.uk

Access planning services online at: www.maidstone.gov.uk; or submit an application via www.planningportal.gov.uk

- (2) No development shall take place until full details, including samples, of the external surfacing materials to be used on the single-storey rear extension and detached garage hereby permitted have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details of external surfacing materials;

Reason: To ensure a satisfactory appearance to the development and to safeguard the character and appearance of the Listed Building and the visual amenities of the locality.

- (3) No development shall take place until full details of the following matters have been submitted to and approved in writing by the Local Planning Authority:-
- a) New external joinery details for all new and altered windows and doors, including framing and mouldings, to a scale of 1:20;
 - b) New, replacement and/or relocated rainwater goods and soil vent pipes, including design, materials and colour finish, to a scale of 1:10;
 - c) New rooflight windows to the south-west facing roof slope, to a scale of 1:20;

Reason: To ensure the details are satisfactory and ensure the character, appearance, fabric and setting of the Listed Building are safeguarded and maintained, and in the interests of the visual amenities of the locality.

- (4) The detached garage forming part of the development hereby permitted shall be kept available for domestic parking purposes in connection with the dwelling on the site at all times. No development, whether permitted by a Development Order or not, shall be carried out in any position which would preclude access by motor vehicles to the garage;

Reason: To ensure adequate provision is retained for off street parking to prevent obstruction of the highway and to safeguard the amenities of the adjoining area.

- (5) No development shall take place until details of two bat boxes to be provided within the site, including design, appearance and siting of the boxes, have been submitted to and approved in writing by the Local Planning Authority. The two bat boxes shall be provided within the site in accordance with the details approved on completion of the development and shall thereafter be retained and maintained;

Reason: In order to safeguard and/or enhance the biodiversity interests of the site in accordance with Government guidance in the National Planning Policy Framework 2012.

- (6) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, drawing numbers PL-PH-001 and PL-PH-05 received 01.10.14 and PL-PH-003 Rev. B, PL-WH-PH-03 Rev. B and PL-WH-PH-04 Rev. B received 18.05.15;

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

Informative(s):

- (1) The applicant is advised that the extension proposed for demolition has vegetation growing up it that has potential to support nesting birds and works to remove this should be undertaken outside of the bird nesting season (March to August inclusive), unless preceded by an inspection for active bird nests, carried out by a suitable experienced ecologist. If any active bird nests are found then to avoid committing an offence, works must not take place until the young have fledged.
- (2) The applicant is advised that if two years elapse from the date of the submitted Bat Emergence Survey (19.08.14) before the works permitted by this grant of planning permission commence, a new updated bat survey should be carried out and the results provided for the Local Planning Authority.
- (3) The applicant is advised that the building survey states asbestos is likely to be present in the building. For advice on the correct procedure for removal please contact the HSE.

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was approved without delay.

The applicant/agent was advised of changes required to the application and these were agreed.

The applicant/agent was provided formal pre-application advice.

R. L. Jarman

Rob Jarman
Head of Planning Services
Maidstone Borough Council

IMPORTANT - YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS

This decision does not give approval or consent that may be required under any act, bylaw, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under Section 78 of the Town and Country Planning Act 1990.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the LPA's decision on your application, then you must do so within **28 days** of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the LPA's decision on your application, then you must do so within **28 days** of the date of service of the enforcement notice, or within **6 months [12 weeks** in the case of a **householder** or **minor commercial** application decision] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a **Householder** application or a **Minor Commercial** application and you want to appeal the LPA's decision, or any of the conditions imposed, then you must do so within **12 weeks** of the date of this notice.
- In all other cases, you will need to submit your appeal against the LPA's decision, or any of the conditions imposed, within **6 months** of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA 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.