

Mr & Mrs P Hobbs  
c/o Mr M West  
CAD SOLUTIONS  
16 Castle Street  
Dover  
Kent  
CT16 1PT

**Town and Country Planning Act 1990 (As Amended)**

**APPLICATION NUMBER DOV/17/00483**

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## **NOTIFICATION OF GRANT OF Full Planning Permission**

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Proposal: Erection of a detached dwelling, detached car port/storage with office over and creation of parking

Location: Solley Farmhouse, The Street, Worth, CT14 0DG

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**TAKE NOTICE** that Dover District Council, the District Planning Authority under the Town and Country Planning Act, **HAS GRANTED** Full Planning Permission for the proposal in accordance with the application and accompanying plans received on 25/04/17

**SUBJECT TO SUCH CONDITIONS AS ARE SPECIFIED** hereunder together with the reasons for their imposition:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.  
Reason: To comply with the requirements of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 (or any legislation revoking or re-enacting that legislation with or without modification).
  
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 170207-P-002a and 170207-P-003a received on 25 April 2017, 170207-P-004c received on 15 June 2017 and 170207-P-001d received on 29 June 2017  
Reason: For the avoidance of doubt

- 3 No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. The CMP shall include details of:
- loading and unloading of plant and materials including hours of delivery
  - on site parking for construction workers and personnel
  - temporary access arrangements
  - measures to prevent dirt or other debris from being deposited upon the public highway
  - hours of construction working
  - machine operated plant to be used
  - temporary lighting
  - measures to control the emission of dust and dirt during construction
  - temporary hoarding/fencing and footpath protection during the construction period

The approved CMP shall be fully complied with throughout the construction period.  
Reason: These details are required prior to the commencement of the development in the interests of minimising the impact of the development during the construction phase.

- 4 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
Reason: As no such details have been submitted and in the interests of visual amenity.

- 5 The areas shown on the approved drawings as vehicle parking spaces and turning spaces shall be provided, surfaced and drained before the dwelling is first occupied, and shall be retained for that use thereafter whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, and re-enacting that Order with or without modification).  
Reason: Development without provision of adequate parking of vehicles is likely to lead to highway safety issues to other road users.

- 6 The first 2 metres of the driveway where it joins the highway shall be finished in bound material, prior to first occupation of the development hereby permitted and shall be retained as such thereafter.  
Reason : In the interests of highway safety

- 7 Samples of the materials to be used for all hard surfacing shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. All hard and soft landscape works shall be carried out in accordance with the approved details and within 12 months of the occupation of the development. Boundary treatment shall be retained as such.  
If within a period of five years from the date of the planting of any tree or hedge that tree or hedge, or any tree or hedge planted in replacement for it, is removed, uprooted or destroyed or dies (or becomes in the opinion of the Local Planning Authority, seriously damaged or defective) another tree or hedge of the same

species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure a high quality of design and in the interests of enhancing the quality and enjoyment of the environment.

- 8 All existing hedges or hedgerows shall be retained, unless shown on the approved drawings as being removed. All hedges and hedgerows on and immediately adjoining the site shall be protected from damage in accordance with BS 5837:2005 (or as may be subsequently amended) for the duration of works on the site. Any parts of hedges or hedgerows removed or which die or become seriously diseased or otherwise damaged within five years following contractual practical completion of the approved development shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing by the local planning authority.  
Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows.
- 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 extensions, garages or other buildings shall be erected other than any expressly authorised by this permission.  
Reason: To prevent an overintensive development and in the interests of visual amenity, and to ensure special regard is paid to the interests of protecting the character and appearance of the Conservation Area in which it is located.
- 10 The visibility splay shown on the approved plan 170207-P-001d shall be provided prior to the first occupation of the dwelling to which the visibility splay relate and thereafter shall be so maintained. No structure, tree or plant within the approved splay shall exceed 0.6 metres in height.  
Reason: In the interests of road safety and convenience.

In reaching the decision to grant planning permission, the Local Planning Authority has taken into account the requirement in Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine the application in accordance with the Development Plan, the policies of the Development Plan and all other material considerations. Policies are referred to in conditions where appropriate.

In accordance with paragraphs 186 and 187 of the NPPF, Dover District Council (DDC) takes a positive and proactive approach to development proposals focused on solutions. DDC works with applicants/agents in a positive and proactive manner by: Offering a pre-application advice service; where possible, suggesting solutions to secure a successful outcome; and, as appropriate, updating applicants/agents of any issues that may arise in the processing of their application. In this instance:

- 1 The applicant/agent was provided with pre-application advice.
- 2 The applicant was provided the opportunity to submit amendments to the scheme/address issues.

Dated: 30/06/2017

DISTRICT COUNCIL OFFICES  
WHITE CLIFFS BUSINESS PARK  
DOVER KENT CT16 3PJ  
TEL:DOVER (01304) 821199

Signed:  
  
For Mike Ebbs  
Head of Regeneration & Development

**YOUR ATTENTION IS DRAWN TO THE REQUIREMENTS OF THE CONDITIONS SET OUT IN THIS DECISION NOTICE. THE PLANNING PERMISSION IS CONDITIONAL ON COMPLIANCE WITH THESE REQUIREMENTS. SOME CONDITIONS MAY REQUIRE THE SUBMISSION AND APPROVAL OF FURTHER DETAILS BEFORE ANY WORK IS COMMENCED AND SUCH SUBMISSIONS WILL BE SUBJECT TO A FURTHER FEE.**

**ANY CHANGE TO THE APPROVED PLANS IS LIKELY TO REQUIRE A FURTHER PLANNING PERMISSION.**

**FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY LEAD TO LEGAL ACTION BY THE DISTRICT COUNCIL AND /OR MEAN THAT THE PERMISSION IS VOID.**

**YOUR ATTENTION IS ALSO DRAWN TO THE NOTES AND ANY LETTER ACCOMPANYING THIS NOTICE**

### Appeals to the Secretary of State

\* If you are aggrieved by the decision of the Council to refuse permission for the proposed development, or to grant permission subject to conditions, you may wish to discuss with the Council whether a revised proposal would be likely to succeed; the District Council is likely to charge for such discussions. Otherwise you may appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990. If you wish to appeal, you must do so **within 6 months** of the date of this notice **or within 12 weeks of this date if your application concerned is householder development or minor commercial. Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, Tel: 0303 444 5000, or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).**

\* The Secretary of State has power to allow a longer period for giving notice of an appeal, but he will not be prepared to use this power unless there are extraordinary 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 Council 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 Council based its decision on a direction given by him.

### Purchase Notices

\* If either the Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor 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. 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.

### Environmental Statements

\* If you submitted an Environmental Statement, the Local Planning Authority has taken that environmental information into consideration in reaching its decision.

### Other Matters

\* Any planning permission or approval granted is confined to permission under the Town and Country Planning Act and the Town and Country Planning (General Development Procedure) Order 2015, and does not negate the need for compliance with any other enactment, bylaw, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be required. This includes the need to apply for Listed Building Consent should the proposal involve the demolition or alteration (internal or external) of, or extension to, a building listed as being of Architectural or Historic Interest, or of any structure built before July 1948 within the curtilage of a listed building, for the total or substantial demolition of any unlisted building if it is situated within a designated conservation area.

\* **You are advised particularly to contact the Building Control Officer at the District Council Offices, White Cliffs Business Park, Dover (01304 821199) to ascertain whether permission is necessary under the Building Regulations. Attention is also drawn in particular to the provisions of Section 53 of the County of Kent Act 1981, which may be applicable, the requirements of the Party Wall Etc Act 1996 concerning notifying affected neighbours and the Housing Act 2004 concerning the adequacy of lighting to habitable rooms. Many species of wildlife and their habitat are protected by law.**

\* Should any change be required to your proposal, however minor, in connection with other legislation or otherwise, a further planning permission is likely to be required to ensure that the development is authorised.