

Rachel Allwood  
Laddingford Developments Ltd  
C/o Dandara Ltd  
KD Tower  
Cotterells  
Hemel Hempstead  
HP1 1FW



9 November 2018

## PLANNING DECISION NOTICE

---

<b>APPLICANT:</b>	<b>Rachel Allwood</b>
<b>DEVELOPMENT TYPE:</b>	<b>Householder</b>
<b>APPLICATION REFERENCE:</b>	<b>18/504375/FULL</b>
<b>PROPOSAL:</b>	<b>Demolition of single storey rear extension and erection of a replacement single storey pitched roof extension, internal and external alterations and demolition of rear single storey container shed and erection of a garage.</b>
<b>ADDRESS:</b>	<b>The Pest House Claygate Road Yalding ME18 6BB</b>

---

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.

- (2) No development shall be carried out above the respective ground floor slab levels to the single-storey rear extension and the detached garage building hereby permitted until full details, including samples, of the external surfacing materials to be used on the extension and garage building 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 and samples of external surfacing materials;

Reason: To ensure a satisfactory appearance to the development and safeguard the character, appearance and setting of the Grade II listed building.

**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

Email: [planningsupport@midkent.gov.uk](mailto:planningsupport@midkent.gov.uk)

Access planning services online at: [www.maidstone.gov.uk](http://www.maidstone.gov.uk); or submit an application via [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

- (3) No development shall be carried out above the respective ground floor slab levels to the single-storey rear extension and the detached garage building hereby permitted 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) The new rooflight window to the south-west facing roof slope, to a scale of 1:20;

The development shall be carried out in accordance with the details approved;

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) The development hereby permitted shall be carried out in accordance with the recommendations and mitigation strategy in the submitted FPCR Environment & Design Ltd - Bat Report dated 25.07.18 (Pages 5 and 6), including the provision of bat boxes and a starling nest box as recommended. The bat boxes and starling nest box shall be provided within the site in accordance with the recommendations and mitigation strategy in the submitted FPCR Environment & Design Ltd - Bat Report dated 25.07.18 (Pages 5 and 6) on completion of the development and shall thereafter be retained and maintained;

Reason: In order to safeguard and/or enhance the ecological and biodiversity interests of the site in accordance with Government guidance in the National Planning Policy Framework 2018.

- (6) The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following submitted plans/document:

Drawing No. LN35\_150.01 Rev. P1 - Site location plan  
Drawing No. LN35\_150.03 Rev. P1 - Proposed site plan  
Drawing No. LN35\_150.05 Rev. P2 - Proposed plans and elevations  
Drawing No. LN35\_150.06 Rev. P1 - Proposed floor plan and elevations (Single garage)  
Design and Access Statement (July 2018);

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 HSE should be contacted for advice on the correct procedure for removal/disposal of asbestos from the site, including any found to be present within the existing residential property.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way 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:

The application was acceptable as submitted and no further assistance was required.  
The application was approved without delay.

If your decision includes conditions, there is a separate application process to discharge them. You can apply online at, or download forms from, [www.planningportal.co.uk](http://www.planningportal.co.uk) (search for 'discharge of conditions').

*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](http://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.