

Ms RK Radcliffe  
C/O Andrew Wells Planning & Design  
Hollywood House  
76 Hollywood Lane  
Wainscott  
Rochester  
ME3 8AR

Application Number: 20/03374/FUL

## TOWN AND COUNTRY PLANNING ACT 1990

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

#### Grant of planning permission

**Site :** Land East Of 19 Scotts Way Riverhead KENT TN13 2DG  
**Development :** Erection of a single storey dwelling house with associated access and parking (removal of existing timber shed).

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Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development,

SUBJECT TO THE CONDITIONS set out below:

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

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the development shall be those shown on the following approved plans and details: PL/630/01 Rev A, Design and access statement, application form

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: PL/630/01 Rev A, PL/630/02 Rev A

For the avoidance of doubt and in the interests of proper planning.

4) The dwelling hereby permitted shall provide an electrical socket with suitable voltage and wiring for the safe charging of electric vehicles within the residential

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curtilage prior to its first occupation and maintained thereafter.

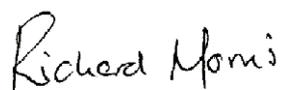
In order to mitigate and adapt to climate change in accordance with policies EN1 and T3 of the Sevenoaks Allocations and Development Management Plan.

5) Prior to first occupation, the details of any hard or soft landscaping works or new boundary treatments on the site are to be submitted to an approved in writing by the local planning authority. Details shall include:- A planting plan clearly identifying existing planting, plants to be retained and any new planting), any boundary treatments;- A schedule of the new plants to be included (noting species, size of stock at time of planting and proposed number/densities); - A programme of implementation including any necessary protection measures during construction;All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season.The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

In the interest of visual amenity in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

6) Before the use or occupation of the development hereby permitted, the car parking areas shown on the approved plan no. PL/630/01 Rev A shall be provided and shall be kept available for the parking of cars at all times.

In the interest of highway safety as supported by Policies EN1, T2 of the Sevenoaks Allocations and Development Management Plan.



Richard Morris  
Deputy Chief Executive  
Chief Officer - Planning & Regulatory Services

**Dated:** 31 March 2021

## **Notes for the applicant**

### **Conditions**

If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

There is a fee required when submitting an application to discharge conditions to the District Council, unless the application relates solely to conditions on a listed building consent. Further information on how to submit an application or the fee required can be found at: [https://www.sevenoaks.gov.uk/info/20013/planning\\_applications/282/apply\\_for\\_planning\\_permission](https://www.sevenoaks.gov.uk/info/20013/planning_applications/282/apply_for_planning_permission).

Further information about how to comply with planning conditions can be found at: [https://www.planningportal.co.uk/info/200126/applications/60/consent\\_types/12](https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12)

Please note that there is a right of appeal against a planning condition. Further information can be found at: [https://www.planningportal.co.uk/info/200207/appeals/108/types\\_of\\_appeal](https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal)

### **Community Infrastructure Levy (CIL)**

This proposal may be liable for the Community Infrastructure Levy (CIL). This may be payable to the District Council, as the local collecting authority, on commencement of application 20/03374/FUL.

If CIL is liable, we will contact all relevant interested parties once we have issued a decision notice and serve them with a liability notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.

Any party liable to pay CIL must assume liability before any work starts; they must provide us with a valid [Commencement Notice](#). If this is not provided we can impose surcharges and require immediate payment.

Please email [cilenquiries@sevenoaks.gov.uk](mailto:cilenquiries@sevenoaks.gov.uk) quoting 20/03374/FUL if you have any questions about CIL, before work commences.

### **National Planning Policy Framework**

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

### **Building Control**

This permission relates to planning permission. Applicants are advised to contact our Building Control service on 01732 227376 for further information on whether it is necessary for permission to be given under the building regulations.

### **Planning informatives**

- 1 The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.
- 2 The applicant is advised that their development boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and South East Water will use a tiered, risk-based approach to regulate activities that may impact groundwater resources. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protectionposition-statements>) and may wish to discuss the implication for their development with a suitably qualified environmental consultant.
- 3 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk) . Application forms should be completed on line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section
- 4 There may be public sewers crossing or close to the development. The applicant is advised to read Thames Water's guide to working near or diverting pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planningyour-development/Working-near-or-diverting-our-pipes>.
- 5 Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to Thames Water's website. <https://developers.thameswater.co.uk/Developing-a-largesite/Apply-and-pay-for-services/Wastewater-services>
- 6 New build developments or converted properties may require street naming and property numbering. You are advised, prior to commencement, to contact the Council's Street Naming and Numbering team on 01732 227328 or visit [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk) for further details.