

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Grant of Planning Permission to Develop Land

Mr William Brown
C/o Mr Tony Bates
Andersonn Consulting Ltd
Eaton Heights
8 Castle Road
Hythe
CT21 5HB

Take notice that The Shepway District Council, the Local Planning Authority under the Town and Country Planning Acts has **GRANTED PERMISSION** for the development of land

situate at: **BUILDING TO REAR OF 31 ALBION ROAD LINDEN
CRESCENT FOLKESTONE KENT**

and being: **CHANGE OF USE AND CONVERSION OF EXISTING
COMMERCIAL GARAGE TO RESIDENTIAL DWELLING**

referred to in your application for permission for development received on 11th October 2016.

This Approval is subject to the following conditions:

CONDITIONS

- 1 The development must be begun within three years of the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2016.09.01-1, received on 10.10.16.

Reason:

For the avoidance of doubt and in order to ensure the satisfactory implementation of the development in accordance with the aims of saved policy SD1 of the Shepway District Local Plan Review.

- 3 The development hereby approved shall be carried out in complete accordance with the details of materials as specified in the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the appropriate appearance of the completed development and in the interests of visual amenity.

- 4 Prior to the occupation of the residential dwelling, the first floor window on the rear elevation shall be fitted with an obscured glass unit of a type that is impenetrable to sight and shall be non opening up to a minimum of 1.8 metres above the internal finished floor level and shall be so retained at all times.

Reason:

To minimise overlooking onto adjoining properties and maintain privacy in accordance with policies SD1 of the Shepway District Local Plan Review.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within Classes A and G of Part 1 of Schedule 2 to the said Order shall be carried out without the prior consent in writing of the Local Planning Authority.

Reason:

To enable the Local Planning Authority to retain control over future development given the constrained nature of the site in accordance with saved policies SD1, BE1 and BE8 of the Shepway District Local Plan Review.

- 6 Prior to the first occupation of the dwelling hereby permitted, the first floor windows on the south western elevation facing the rear of the property known as 31 Albion Road shall be fitted with a non opening, obscured glass unit of a type that is impenetrable to sight, which shall be retained as such thereafter, or the openings shall be infilled completely with materials to match those used in the exterior elevation in which they are located and retained as such thereafter.

Reason:

In the interests of residential amenity for surrounding uses.

- 7 Prior to the first occupation of the dwelling hereby permitted, the facilities for storage and collection of refuse and recyclables as shown on the approved plans shall be provided in full and thereafter kept available for use by the occupants of the development at all times.

Reason:

To ensure adequate means of refuse and recycling collection in the interests of the amenities of residents and sustainability.

INFORMATIVES

- 1 Your attention is drawn to the need to contact the Council's Street Naming and Numbering Officer on 01303 853418 in order to have the new properties formally addressed.

- 2 Your attention is drawn to the requirements of the Building Regulations 2000 and the possibility of the need to obtain consent under such regulations.

Prior to implementing this permission, you should seek advice from Building Control as to whether or not to make an application. Advice and application forms are available from the Civic Centre, Folkestone (telephone numbers 01303 853538). Alternatively another building control body may be able to assist.

- 3 Please view the Considerate Constructors Scheme at <http://www.ccscheme.org.uk/index.php/company-registration/how-to-be-very-considerate/company-code-of-considerate-practice>.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Shepway District Council, as local planning authority, has taken a positive and proactive approach to the proposed development, focusing on finding solutions:

The application was acceptable as submitted and no assistance was required.

The application was determined within the relevant timescales.

The development proposed has been considered against the National Planning Policy Framework, Local Plan policy and relevant material planning considerations and it is the view of the Local Planning Authority that planning permission should be granted.

In coming to this decision regard has been had to the following policies:

Shepway District Local Plan Review: SD1, HO1, BE1, BE8 & TR12

Shepway Core Strategy Local Plan: DSD, SS2, SS3 & SS5

NPPG

NPPF: Paragraph 17

Kent Design Guide: Interim Guidance Note 3



Dated this 6th day of December 2016

Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

Ben Geering
Head of Planning

APPEAL GUIDANCE NOTES

Note:

This permission is confined to permission under the Town and Country Planning Act 1990 (as amended) and does not obviate the necessity for compliance with any enactment, bye-law or other provision whatsoever or of obtaining from the appropriate authority any permission, consent, approval or authorisation which may be required.

NOTIFICATION TO APPLICANT

APPEALS TO THE SECRETARY OF STATE

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

If you want to appeal, then you must do so within six months of the date of the notice, using a form which you can get from Initial Appeals, The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special 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 Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of a development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority 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 can he render the land capable of a reasonably beneficial use by the carrying out of any development which had been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.