

Mrs Linda Darling  
C/O Rubicon Building Consultancy Ltd  
FAO: Mr Tim Parrett  
The Office  
Hogs Green  
Sandling Road  
Hythe  
CT21 4HG



17 September 2019

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mrs Linda Darling</b>
<b>DEVELOPMENT TYPE:</b>	<b>Householder</b>
<b>APPLICATION REFERENCE:</b>	<b>19/503193/FULL</b>
<b>PROPOSAL:</b>	<b>Erection of first floor rear extension and conversion of garage into a habitable room, including removal of roof light to existing conservatory and replacement with a flat roof.</b>
<b>ADDRESS:</b>	<b>2 Stone Cottages Heath Road Boughton Monchelsea Maidstone Kent</b>

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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

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)

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan, and drawing numbers 1655.2 Rev A and 1655.3 Rev C received on 20/06/2019;

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

- (3) Before construction of the first floor rear extension begins, written details and samples of the proposed materials to be used in the construction of its external surfaces shall be submitted to and approved in writing by the Local Planning Authority, and the extension shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development and preserve the historic character and significance of the Cock Street Conservation Area.

- (4) Before construction of the courtyard wall begins, written details and samples of the proposed materials to be used in its construction shall be submitted to and approved in writing by the Local Planning Authority, and the wall shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development and preserve the historic character and significance of the Cock Street Conservation Area.

Informative(s):

- (1) The applicant is advised that Cedral boarding is not considered to be an acceptable material for use in the Cock Street Conservation Area.

The Council's approach to this application:

Note to Applicant

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 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.

*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.