

To: **Mr M Moiz**
PEARL ENGINEERS PLANNERS AND PROJECT MANAGERS
Flat 2 Towerfields,
Towerfields
BR2

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015 (as amended)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (as amended)

**NOTIFICATION FOR PRIOR APPROVAL
FOR A PROPOSED LARGER HOME
EXTENSION**

Reference Code :
24/00960/GPDE

TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, has in pursuance of the application received on 3rd April 2024, confirms that:

PRIOR APPROVAL IS NOT REQUIRED

in respect of the development of land at:

74 Dryden Road Welham Green Kent

For The erection of a single storey rear extension, which in total (including previous enlargements) would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 2.60 metres, and for which the height of the eaves would be 3.60 metres.

PLEASE NOTE: This decision refers to the proposal as shown on the drawings that accompanied the Notification.

Date of Decision: 15th May 2024



Director of Place

SEE ATTACHED NOTES

- 1 The proposed development is lawful under the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) by virtue of its dimensions and no neighbour objections were received; therefore, prior approval is not required for the proposed development.
- 2 This decision is based upon the details submitted as part of the Notification, shown on Drawing No(s):

SITE LOCATION PLAN,

Received 03rd April 2024

PROPOSED BLOCK PLAN,

A-001,
A-002,
A-003,
A-004,
A-005,
A-006,
A-007,
A-008,
A-009,
A-010,
A-011,
A-012,
A-013,

Received 25th March 2024

A-009.1,
EXISTING BLOCK PLAN,

Received 28th March 2024

DIRECTIVES

In order to comply with condition A.3(a) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the materials to be used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

It is a requirement of the condition A.4 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) that the development shall be carried out in accordance with the details approved by the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

The carrying out of this development in conjunction with another development (even where that development has the benefit of planning permission or is permitted development) may mean that carrying out this development is unlawful. This may result in enforcement action that could mean you would have to remove the extension that otherwise would have been lawful under this decision. If you want further advice on this matter please call the case officer, Racheal Osinuga on 020 3045 5809 for the application or the Council's duty planner 020 3045 5912

APPEALS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or if granted subject to conditions, then you can appeal to the Secretary of State. More details of the time limits for appeals and how you go about appealing along with Purchase Notices can be found on the following websites:

<https://www.gov.uk/government/organisations/planning-inspectorate>

<https://www.planningportal.co.uk/info/200207/appeals>

SAMPLE PROJECT