

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

 Number

 Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Santos

Company Name

C/O Ingrain Architecture Ltd

Address

Address line 1

Bigbury Cottage

Address line 2

Pilgrims Way

Address line 3

Harbledown

Town/City

Canterbury

County

Kent

Country

UK

Postcode

CT2 9BJ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Two storey detached dwelling with an undercover walkway leading to an external log store, garden tool store, workshop and cycle store, utility room and a two storey annexe following demolition of existing dwelling.

Reference number

CA/22/02173

Date of decision (date must be pre-application submission)

21/07/2023

Please state the condition number(s) to which this application relates

Condition number(s)

6 (six)

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

04/09/2023

Has the development been completed?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

(6) Within six months of works hereby approved commencing, a lighting design plan for biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall show the type and locations of external lighting, demonstrating that areas to be lit will not disturb bat roosts. The plan shall also include measures to limit the spill from internal lighting. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter. No additional lighting will be erected without consent.

REASON: In the interests of nature conservation in accordance with policy LB9 of the Canterbury District Local Plan 2017 and the National Planning Policy Framework.

Drawing submitted: PL-(00)-0200_LIGHTING PLAN_1ST.

Further advice was taken from the Ecologist Martin Newcombe re: the submitted lighting plan, and this has informed the proposed layout based on the specific results of the bat emergence surveys earlier this year..

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Phil Ward

Date

10/11/2023