

Caro Horgan & Katey Bell
C/O Ludwig Willis Architects
23A Iliffe Yard
London
SE17 3QA

Application number: 22/03586/HOUSE

TOWN AND COUNTRY PLANNING ACT 1990

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

Grant of planning permission

Site : 3 Mesne Way Shoreham Sevenoaks Kent TN14 7SU
Development : Demolition of existing side and rear extensions and erection of a new side extension with mezzanine level, pergola, green house and summer house together with associated landscaping works and air source heat pump. Creation of a natural swimming pond.

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) Unless the Local Planning Authority otherwise agrees in writing prior to commencement of any above ground works, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those indicated within the Design and Access Statement dated December 2022.

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.

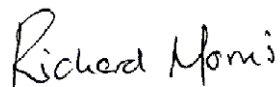
3) The development hereby permitted shall be carried out in accordance with the following approved plans: 050_ELE_101_P01, 050_LOC_001_P01, 050_SEC_001_P01, 050_LOC_101_P02, 050_ELE_102_P03, 050_ELE_103_P03, 050_ELE_104_P02,

050_ELE_105_P01, 050_LOC_101_P03, 050_PLN_101_P03, 050_PLN_102_P02,
050_PLN_103_P03.

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

4) No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include:(a) parking for vehicles of site personnel, operatives and visitors(b) loading and unloading of plant and materials(c) storage of plant and materials used in constructing the development(d) programme of works (including measures for traffic management)(e) provision of boundary security hoarding behind any visibility zones(f) wheel washing facilities(g) measures to control the emissions of dust and dirt during construction(h) a scheme for the recycling/disposing of waste resulting from demolition and construction works(i) hours of operation.

To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.



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

Dated: 24 March 2023

Notes for the applicant

The Officer's Report, which explains the assessment of the proposals and the reasons for the Council's decision, is available to view on the Council's website using the above reference number. See: <https://www.sevenoaks.gov.uk/>

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.

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

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

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 22/03586/HOUSE.

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 quoting 22/03586/HOUSE 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.

Please remove any site notice that was displayed on the site relating to this application.