

**Reference Code of Application:**  
DA/23/01333/FUL

Mr Philip Turner  
C/O Mr Ed Powell  
My Planning Drawings  
18 Porter Avenue  
Kings Hill  
Kings Hill, West Malling  
ME19 4QN

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015**

**Notification of Grant of permission  
to Develop Land**

**TAKE NOTICE** that the **DARTFORD BOROUGH COUNCIL**, the district planning authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at  
**106 Gore Road Darenth Kent DA2 6LY**

Referred to in your application for permission for development registered on the 15th November 2023

And being

**Demolition of existing conservatory and erection of a single storey rear extension**

**Permission is GRANTED subject to the following condition(s):**

**Time Limits & Drawing Nos**

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 02 The development shall be carried out in accordance with the following plans and documents: Location Plan; Proposed Block Plan; Existing Floor and Roof Plans; Proposed Floor and Roof Plans, Existing Elevations, Proposed Elevations

**Other Condition(s)**

- 03 All materials used externally shall match those of the existing building in colour and texture unless otherwise agreed in writing by the Local Planning Authority.

And for the following reason(s):

- 01 In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
- 02 For the avoidance of doubt and to ensure a satisfactory form of development.

- 03 To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality in accordance with Policy DP2 of the adopted Dartford Local Plan.

**INFORMATIVES**

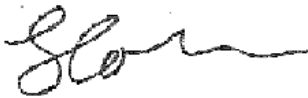
- 01 The applicant is advised to ensure that necessary Building Regulation approval is obtained before commencing this development. Dartford Borough Council's Building Control Department can be contacted on 01322 343204.
- 02 It appears that this development involves work close to a boundary, which may come under the terms of the Party Wall etc. Act 1996. If it does, you will need to serve notice on your neighbour before undertaking any work. It would therefore be advisable for you to ensure that you meet any requirements of the Act before starting any work.

**ADDITIONAL INFORMATIVE**

The applicant is advised that the granting of planning permission does not negate or override the need to obtain any other necessary consents related to this development and required under separate legislation

Working positively and proactively:

In reaching a decision on this application, the Borough Council has implemented the requirements of the National Planning Policy Framework in order to secure developments that improve the economic, social and environmental conditions of the area.



Signed.....  
Head of Planning Services

Dated this 31<sup>st</sup> January 2024

**Your attention is drawn to the notes attached**

### NOTIFICATION TO APPLICANT

#### SCOPE OF CONSENT:

This permission is confined to permission under the Town and Country Planning (Development Management Procedure) (England) Order 2015, and does not obviate the need to comply with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be necessary.

#### APPEALS TO THE SECRETARY OF STATE:

If you are unhappy with the decision of the Council to grant permission or approval subject to conditions, you may appeal to the Secretary of State for the Environment within **six** months of receipt of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

Online for Householder applications: <https://www.gov.uk/appeal-householder-planning-decision>

Online for Non-Householder applications: <https://www.gov.uk/appeal-planning-decision>

(1) The inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning.

(2) The Secretary of State has power to allow a longer period for lodging an appeal but he will not normally be prepared to do so unless there are special reasons for the delay in lodging the appeal.

(3) The Case Officer who dealt with the application will be able to advise further on the appeal process if necessary.

#### MINOR AMENDMENTS

Please note that if you intend to carry out any alterations, amendments or deviate from the approved plans, new plans together with completed "Non-Material Amendment" application forms must be submitted to the Dartford Borough Council for consideration. Applications can be submitted via the [Planning Portal](#) or alternatively, forms can be downloaded from our website under [Full List of Forms](#) and the application fee can be found under [Schedule of Fees](#)

#### DISCHARGE OF CONDITIONS

Request for written confirmation of the discharge of condition or conditions attached to a grant of planning permission:

Please note: Fees paid under this regulation will be refunded if the Council fails to give written confirmation within twelve weeks, starting from the date on which the authority receives the request. The application fee can be found under [Schedule of Fees](#)

<https://www.planningportal.co.uk/planning/planning-applications>

<https://www.dartford.gov.uk/applications-1/full-list-forms>

<https://www.dartford.gov.uk/applications-1/planning-application-fees-charges>

(APPROVAL NOTES)