

Medway Council District

## Decision Notice

Town and Country Planning Act 1990

### Planning Permission - Full householder: Granted

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<b>Applicant</b>	C Lewis
<b>Application number</b>	25-00100-HAPP
<b>Application received</b>	26 February 2025 00:00
<b>Decision date</b>	29 December 2025 00:00
<b>Site address</b>	37, LONDON ROAD, GILLINGHAM, ME8 7RG
<b>Use/development</b>	Proposed single storey extension to the front. Proposed demolition of the existing conservatory and replacement with a two storey extension to the rear. Proposed demolition of the carport and replacement with a single storey extension to the garage

### The application is granted due to the following reason(s):

The proposed development is considered to be acceptable in regards to design, residential amenity and highways and parking and is in accordance with policies BNE1, BNE2, T1 and T13 of the Local Plan and paragraphs 116, 131, 135 and 135(f) of the NPPF.

The application is recommended for approval subject to the following conditions.

#### Conditions:

1. The development hereby permitted shall be commenced within three years of the date of this permission.

To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted must be undertaken in accordance with the approved plans and documents.

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

3. All materials used externally shall match those set out in the application form received 26 February 2025.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

### **Informatives:**

1. IF20 - Planning permission Only

The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations, To obtain advice on current Building Regulations the applicant should contact the South Thames Gateway Building Control Partnership at Foord Annex, Eastgate House, High Street, Rochester, Kent ME1 1EW.

2. Positive and Proactive

In accordance with paragraph 39 of the NPPF Medway Council takes a positive, proactive and creative approach to development proposals focused on solutions. Medway Council works with applicants/agents in a positive, proactive and creative and manner by: Offering a pre-application advice service; Updating applicants/agents of any issues that may arise in the processing of their application; Where possible suggesting solutions; and Informing applicants/agents of any likely recommendation of refusal prior to a decision. In this instance the application was acceptable as submitted and no further assistance was required.

3. Submitted Documents

This planning decision also takes into consideration the application form, Design Statement and drawings 2031 101, 2031 102, 2031 103, 2031 105, 2031 106, 2031 108, 2031 111, 2031 130, 2031 131, 2031 135, 2031 136, 2031 137, 2031 138 received on 26 February 2025.

4. Southern Water

Your attention is brought to the letter from Southern Water which seeks engagement for any new connections to the public sewerage system to be submitted and approved by Southern Water.

### **This decision is based on the following plans:**

<b>Document reference</b>	<b>Description</b>	<b>Date received</b>
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<b>Document reference</b>	<b>Description</b>	<b>Date received</b>
2031 141 Proposed Garage Roof Plan	Roof plan - proposed	26 February 2025 14:22
2031 140B Proposed Garage Ground Floor	Floor plan - proposed	26 February 2025 14:22
2031 126G Proposed First Floor Plan Layout	Floor plan - proposed	26 February 2025 14:22
2031 125G Proposed Ground Floor Layout	Floor plan - proposed	26 February 2025 14:22
2031 113 Proposed Roof Plan	Roof plan - proposed	26 February 2025 14:22
2031 112 Proposed First Floor Plan	Floor plan - proposed	26 February 2025 14:22
031 111 Proposed Ground Floor Plan	Floor plan - proposed	26 February 2025 14:22
2031 100 Location & Site Plan	Location plan Site plan - existing	26 February 2025 14:22
2031 110 Proposed Site Plan.	Site plan - proposed	26 February 2025 14:22
2031 136 Existing & Proposed Garage Side Elevation E	Elevations - existing	26 February 2025 14:22
2031 148 Proposed Garage Side Elevation West	Elevations - proposed	26 February 2025 14:22
2031 147B Proposed Garage Front Elevation South	Elevations - proposed	26 February 2025 14:22
2031 145 Proposed Garage Rear Elevation North	Elevations - proposed	26 February 2025 14:22
2031 118F Proposed Side Elevation	Elevations - proposed	26 February 2025 14:22
2031 117E Proposed Rear Elevation	Elevations - proposed	26 February 2025 14:22

Document reference	Description	Date received
2031 116E Proposed Side Elevation East	Elevations - proposed	26 February 2025 14:22
2031 115A Proposed Front Elevation	Elevations - proposed	26 February 2025 14:22

## Site location



## Notes

Enquiries regarding this document should include the application number and be sent to:

## Email

[planning.representations@medway.gov.uk](mailto:planning.representations@medway.gov.uk)

## **Postal address**

Medway Council District,  
Gun Wharf, Dock Road, Chatham, Kent, ME4 4TR

## **Signature**

Dave Harris  
Chief Planning Officer

TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS) (ENGLAND) (AMENDMENT) (REGULATIONS 2013)

TOWN AND COUNTRY PLANNING ACT 1990

## **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision, then you must do so within 12 weeks from the date of this notice for appeals being decided under the Commercial Appeals Service and 6 months from the date of this notice for all other minor and major applications.
- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
  - 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
  - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- Appeals must be made to the Planning Inspectorate and this can be done electronically via the GOV.UK website: <https://www.gov.uk/appeal-planning-decision> (<https://www.gov.uk/appeal-planning-decision>)
- If you are unable to appeal online, you can obtain a paper form from the Planning Inspectorate by contacting their Customer Support Team on 0303 444 5000.

## **Commercial Appeals Service**

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the

opportunity to make further representations to the Planning Inspectorate on these.

### **All other Minor and Major Applications**

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### **Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

[Download as PDF \(https://medway.bops.services/api/v1/planning\\_applications/25-00100-HAPP/decision\\_notice.pdf\)](https://medway.bops.services/api/v1/planning_applications/25-00100-HAPP/decision_notice.pdf)