

Medway Council District

Decision Notice

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Safi Husayni
Application number	25-00106-HAPP
Application received	31 March 2025 09:00
Decision date	29 December 2025 00:00
Site address	88LOMAGUNDI, WALDESLADE ROAD, CHATHAM, ME5 0LL
Use/development	Demolish the existing bathroom on ground floor, shed and replace with 8metre single storey extension and also remove the existing roof and lift the walls up to create a extend roof by 6metres to create bedrooms upstairs.

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

Recommended for approval.

The proposed development would not detract from the overall character and appearance of the host dwelling or wider street scene. Likewise, there would be no detrimental impacts in terms of neighbourhood amenity or highways safety. Therefore, the proposal is found in accordance with Policies BNE1, BNE2, T1 and T13 of the Medway Local Plan 2003 and paragraphs 116, 131 and 135 of the NPPF.

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 shall be carried out in accordance with the following approved plans:

Received 31/03/2025:

A102 - Proposed Elevations and Floor Plans.

A104 - Proposed Block Plan.

A106 - Proposed Location Plan.

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

3. All materials shall match those set out in the Application form received 04/04/2025.

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.

4. The new first floor windows located on the [west side elevation] of the [first floor] extension serving [WCs] shall be fitted with obscure glass and apart from any top-hung light, that has a cil height of not less than 1.7 metres above the internal finished floor level of the room it serves, shall be non-opening. This work shall be completed before the room it serves is occupied and shall be retained thereafter.

Reason: To ensure the development does not prejudice conditions of amenity by reason of unneighbourly overlooking of adjoining property, in accordance with Policy BNE2 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. Or The applicant/agent was updated of any issues after the initial site visit. or The applicant/agent was provided with pre-application advice. Or The application was acceptable as submitted and no further assistance was required. Or The applicant/agent was advised the application was unlikely to be acceptable and asked how he/she wished to proceed. Or Officers recommended the application for approval but this recommendation was overturned by Planning Committee.

3. Other Docs

This decision also takes account of the forms received: 04/04/2025: Application Form. 31/03/2025: A101 - Existing Elevations and Floor Plans. A103 - Existing Block Plan. A105 - Existing Location Plan.

This decision is based on the following plans:

Document reference	Description	Date received
A103	Location plan Other - document	30 March 2025 15:36
A106	Site plan - proposed	30 March 2025 15:36
A102	Elevations - proposed	30 March 2025 15:36

Site location





Notes

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

Email

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) 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 \(https://medway.bops.services/api/v1/planning_applications/25-00106-HAPP/decision_notice.pdf\)](https://medway.bops.services/api/v1/planning_applications/25-00106-HAPP/decision_notice.pdf)