

Medway Council District

Decision Notice

Town and Country Planning Act 1990

Planning Permission - Full householder: Granted

Applicant	Sheng Yu Chen
Application number	25-00114-HAPP
Application received	27 June 2025 00:00
Decision date	29 December 2025 00:00
Site address	33, INGRAM ROAD, GILLINGHAM, ME7 1SB
Use/development	Construction of a single storey extension to rear along with the removal of the existing chimney

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

The proposed development is considered to be acceptable and is in accordance with policies BNE1 and BNE2 of the Local Plan and paragraphs 131, 135 and 135(f) of the NPPF.

The application is recommended for approval.

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 27 June 2025:

- 01-01 - Site Location and Block Plans
- 01-02 - Existing and Proposed Ground Floor Plans
- 01-03 - Existing and Proposed First Floor Plans
- 01-04 - Existing and Proposed Roof Plans
- 01-05 - Existing and Proposed Elevations
- 01-06 - Existing and Proposed Elevations
- 01-07 - Existing and Proposed Elevations
- 01-08 - Existing and Proposed Elevations
- 01-09 - Existing and Proposed Elevations

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

3. All materials used externally shall match those of the existing building.

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. List of Other Docs

This planning decision also takes into consideration the application form and photographs received on 27 June 2025.

This decision is based on the following plans:

No plans specified

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

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 \(https://medway.bops.services/api/v1/planning_applications/25-00114-HAPP/decision_notice.pdf\)](https://medway.bops.services/api/v1/planning_applications/25-00114-HAPP/decision_notice.pdf)