19 July 2023

Mr Geoffrey Smith
15, Elm Place, Ashford, United Kingdom, TN23 5PB

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Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) Order 2015
Schedule 2 Part 3 Class A.1(ea): Larger home extension to Prior approval Larger home extension

Case Reference	**NOT/2023/1026**
Site Address	**15 Elm Place, Ashford, TN23 5PB**
Proposal	**Prior Approval - larger homes extension - extension to front porch (depth 1.8m x eaves 3.22m x ridge 2.56m).**

DECISION: Prior approval IS required and granted

Conditions:

1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Title	Description	Date
Block Plan		1 June 2023
Existing Plan & Elevation		1 June 2023
Proposed Plan & Elevation		1 June 2023
Location Plan		14 June 2023

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

Informatives:

- In accordance with paragraph 38 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions.

  ABC works with applicants/agents in a positive and proactive manner by; as appropriate updating applicants/agents of any issues that may arise in the processing of their application where possible suggesting solutions to secure a successful outcome, informing applicants/agents of any likely recommendation of refusal prior to a decision and, by adhering to the requirements of the Development Management Customer Charter.

  In this instance the application was acceptable as submitted and no further assistance was required. The application was dealt with/approved without delay.

Signed

Simon Cole
Assistant Director - Planning and Development