21 November 2023

Mr Nicholas Oak
1, MaythamCottages, Frogs Lane, Rolvenden
Layne, Cranbrook, United Kingdom, TN17 4NH

Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
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NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Case Reference	**PA/2023/1851**
Site Address	**1 Maytham Cottages, Frogs Lane, Rolvenden, TN17 4NH**
Proposal	**Replacement garden shed (part retrospective)**

DECISION: PLANNING PERMISSION IS GRANTED in accordance with the application and plans subject to the following conditions:

Conditions:

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

Title	Description	Date
Location Plan		10 October 2023
Block Plan showing Shed location		10 October 2023
Floor Plan		10 October 2023
Front & Side View with existing hedge		10 October 2023
Front & Side View		10 October 2023

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

2 The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied.

Reason: In the interests of the visual amenity of the locality and to safeguard the character and appearance of the conservation area

3 The building hereby approved shall not be used for primary residential accommodation at any time and shall only be used for purposes incidental to the enjoyment of the dwellinghouse.

Reason: Such a use would conflict with policy which restricts separate residential use.

Informatives:

- **Working with the Applicant**

  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,

  In this instance

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

- **Climate Change**

  The applicant is reminded of the need for the development to satisfy the requirements of the Building Regulations and in respect of climate change in particular the following documents:

  - Approved Document L (Conservation of fuel and power)
  - Approved Document F (Ventilation)
  - Approved Document O (overheating)
  - Approved Document S (Infrastructure for electric charging vehicles)

Signed



Simon Cole
Assistant Director - Planning and Development

Important Notes

1 **Limitation of Permission**
This decision is for planning purposes only and for no other purpose including Building Regulations. Separate approval may be required for these works.
Advice is available from the Building Control Section - 01233 330282 Email building.control@ashford.gov.uk

Where plans for the erection or extension of a building are submitted for Building Regulations approval, Section 53 of the County of Kent Act 1981 requires that the Plans are rejected unless they show;

a. adequate means of access for the Fire Brigade to the building or buildings as extended and;
b. that the building and extension will not render inadequate, existing means of

access for the Fire Brigade to a neighbouring building.

The Fire Prevention Officer can be contacted at Ashford Fire Station Henwood, Ashford, Kent TN24 8YF

This grant of planning permission does not give any legal right to carry out the development on, over or under the land of another person or contrary to the rights of any such person. If there is any doubt the applicant should seek his/her own independent legal advice before implementing the planning permission. Your attention is also drawn to the Party Walls Act

2 **Appeals to the Secretary of State**

If you are unhappy with the disclosed Decision to grant permission subject to conditions, you may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at https://www.gov.uk/government/publications/planning-appeals-procedural-guide

3 **Beneficial Use**

If permission to develop land is granted subject to conditions, whether by the Borough Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve on the Borough Council a Purchase Notice requiring the Borough Council to purchase your interest in the land in accordance with the provision of Part IV of the Town and Country Planning Act 1990.

Before following this course of action it is suggested that you seek the advice of a Planning Consultant or a Solicitor.

4 **Discharging of Conditions**

Some conditions attached to the grant of permission may require you to submit details and/or information before you start work. The necessary forms can be found on the Council's website. Please note that we aim to deal with these requests within 8 weeks.

There is a fee for 'Approval of details reserved by a condition'. These fees are set by Government and the current level can be found at https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1