

29 January 2026

Mr Keith Owen
Unit 2A, Capital House,
4 Jubilee Way,
Faversham, Kent, ME13 8GD

Ashford Borough Council
International House,
Dover Place, Ashford
Kent TN23 1HU
01233 331111

AshfordBoroughCouncil 
@ashfordcouncil 



NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY: Town and Country Planning Act 1990 (as amended)

Case Reference PA/2025/1002

Site Address Land South West of Griffin House, School Road, Appledore

Proposal One-and-a-half-storey self-build detached dwelling and detached garage

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 begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Description	Date
Proposed Garage - 05	28 May 2025
Proposed Site Plan 02 Rev A	3 June 2025
Proposed Elevations 04 Rev A	3 June 2025
Location plan T-2025-034-01 Rev A	19 June 2025
Land adjacent Griffin House Arboricultural Impact Assessment, Method Statement and Tree Protection Plan PJC/6949/25-01 Rev	15 September 2025

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

- 3 No development including any preparation works prior to building operations shall take place on site until a Construction and Transport Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Construction and Transport Management Plan shall include, but not be limited to the following:

- a) Details of areas on site for parking and turning for site personnel;
- b) Details of areas on site for parking loading and unloading of plant and materials, and provision of on-site for turning for delivery and construction vehicles including HGV's;
- e) Details of facilities, by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances;

The approved Construction and Transport Management Plan shall be adhered to throughout the duration of the demolition and construction period.

Reason: To prevent obstruction of the highway and to protect the residential amenity of the occupiers of neighbouring properties.

- 4 Prior to above ground works taking place, details (including source/manufacturer and colour) and samples (where required) of all materials to be used on the external surfaces of the buildings, including but not limited to brick, tiles and cladding shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved and retained for the lifetime of the development.

Reason: In the interests of the visual amenity of the locality

- 5 A landscaping scheme for the site which shall include details of replacement tree planting shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Thereafter, the approved landscaping/tree planting scheme shall be carried out fully within 12 months of the completion of the development. Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Reason: In order to protect and enhance the amenity of the area.

- 6 Prior to their erection on site details of any walls, gates and fences shall be submitted to and approved in writing by the Local Planning Authority . The walls, gates and fences shall then be erected in accordance with the approved details unless previously agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 7 The development shall be carried out in strict accordance with the Tree Report and Tree Protection Plan hereby approved.

Reason: To ensure there is no measurable impact to the retained trees in the interests of the visual amenity of the area.

- 8 Prior to the occupation of the dwelling hereby approved an Ecological Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how biodiversity will be enhanced on the site through the inclusion of ecological enhancement features such as swift bricks. The approved plan shall be implemented in full prior to completion of the development and shall be retained thereafter

Reason: In the interests of enhancing the biodiversity of the site.

- 9 Prior to the occupation of the dwelling hereby approved, a lighting design plan for biodiversity shall be submitted to, and approved in writing by, the Local Planning Authority. The proposed plan shall show the type and locations of proposed external lighting, as well as the expected horizontal and vertical light spill in lux levels, to demonstrate that areas to be lit will not adversely impact biodiversity.

All external lighting shall be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter.

Reason: In the interests of minimising the impact upon biodiversity and the landscape impact of the development

- 10 The area shown on the drawing number 02 Rev A as vehicle parking space, garages and turning shall be provided, before the dwelling is occupied, and shall be retained for the use of the occupiers of, and visitors to, the development, and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order), shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to parking inconvenient to other road users

- 11 Prior to the first occupation of the dwelling hereby approved, at least one Electric Vehicle (EV) charging point shall be installed. All EV charging points shall be provided to a minimum of Mode 3 standard (providing up to 7kW) and shall be SMART-enabled (capable of Wi-Fi connection). The charging point shall thereafter be retained and kept available in working order for the charging of electric vehicles. Approved models are listed on the Office for Zero Emission Vehicles (OZEV) Homecharge Scheme approved chargepoint model list: <https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>.

Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, no development shall be carried out within Classes A to E of Part 1 and Class A of Part 2 of Schedule 2 of that Order or any Order revoking and re-enacting that Order.

Reason: In order to protect the visual amenity of the locality

- 13 The solar panels hereby approved shall be fully installed prior to the occupation of the dwelling and shall thereafter be retained and maintained in full working order.

Reason: To ensure a reduction in carbon emissions and in the interests of the amenity of the area.

- 14 The dwellings hereby permitted shall achieve the minimum optional requirement set out in the Building Regulations for water efficiency that requires an estimated water use of no more than 120 litres per person per day.

Reason: To carefully manage water supply given the level of household demand relating to available resource.

Informatives:

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission, would be Ashford Borough Council.

There are statutory exemptions which mean that the biodiversity gain condition does not always apply and these are set out in The Biodiversity Gain Requirements Exemptions Regulations 2024.

This permission will not require the approval of a Biodiversity Gain Plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

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)

- In accordance with paragraph 39 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;

- offering a pre-application advice service,
- 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.

In this instance

- the applicant/agent was updated of any issues after the initial site visit,
- the applicant/ agent responded by submitting amended plans, which were found to be acceptable and permission was granted
- the applicant was provided the opportunity to submit amendments to the scheme/ address issues.
- the application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

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;

- adequate means of access for the Fire Brigade to the building or buildings as extended and;
- 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>