



Development Management, Civic Offices, New Road,
Grays, Essex, RM17 6SL

Town and Country Planning Act 1990
(as amended) Town and Country Planning
(Development Management Procedure)(England) Order 2010

Applicant: Application Ref: 20/00646/HHA

Agent: Date Accepted: 3rd June 2020

Date of Decision: 29th July 2020

Grant of Full Planning Permission

Development at:

Proposal: Single storey rear extension.

Planning permission is granted in accordance with the approved plans and specifications and subject to the condition(s) set out below:

TIME LIMIT

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: In order to comply with Section 51 of the Planning and Compulsory Act 2004.

PLANS

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

Plan Number(s):

Reference	Name	Received
(No Nos.)	Proposed Site Layout	3rd June 2020
(No Nos.)	Location Plan	3rd June 2020
0770P0102A	Existing Floor Plans	3rd June 2020
0770P0103A	Proposed Floor Plans	3rd June 2020
0770P0104	Existing Elevations	3rd June 2020

0770P0105 Proposed
0770P0701B Neighbour Analysis

3rd June 2020
3rd June 2020

Reason: For the avoidance of doubt and the interest of proper planning.

MATCHING MATERIALS

- 3 Notwithstanding the information on the approved plans, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the external finishes of the existing building.

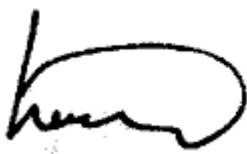
Reason: In the interests of visual amenity and to ensure that the proposed development is satisfactorily integrated with its surroundings in accordance with Policy PMD2 of the adopted Thurrock LDF Core Strategy and Policies for the Management of Development DPD - Focused Review [2015].

Reasons for Granting Consent:

In granting consent the Council has taken into account all relevant planning considerations and matters arising from comments from statutory consultees and public representations.

Policies that were taken into consideration when determining this application:

CSTP22 - Thurrock Design
PMD1 - Minimising Pollution and Impacts on Amenity
PMD2 - Design and Layout
NPPF - National Planning Policy Framework



Assistant Director Planning,
Transport And Public Protection

Date: 29th July 2020

Informative(s):-

1. Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning

permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Important Information

1. This notice relates only to the requirements for planning permission under the Town and Country Planning Act 1990 (as amended). You may require consent from other statutory regulators before commencing with this development. **In particular you may require permission under the Building regulations. You must therefore contact the Building Control Division at this Council as soon as possible**
2. The applicant is reminded that under the Wildlife and Countryside Act 1981 (section 1) it is an offence to take, damage or destroy the nest of any wild bird while the nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Any trees and scrub present on the application site should be assumed to contain nesting birds between the above dates unless survey has shown it is absolutely certain that nesting birds are not present. The RSPB publish a booklet "Wild Bird and the Law". English Nature also produce Guidance Notes relating to Local Planning and Wildlife Law – both of which are useful.



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BUILDING CONTROL

You have been granted Planning permission for your project, but what next?

You may need to complete your project in line with the Building Regulations. Building control is the process which checks that this is carried out and that your finished project is safe, sound and energy efficient.

Who needs building control and why?

We will work with you to ensure you meet regulations and on completion of works, we will issue a completion certificate which you will need when you come to sell your home. If you are not sure if you need Building Regulations approval then please contact us on the details below.

Website: <https://www.thurrock.gov.uk/buildingcontrol>

E-mail: Building.control@Thurrock.gov.uk

Phone: 01375 652655

