

To: **Miss Sharon-lee Bow**  
**The Clubhouse**  
**50 Grosvenor Hill**  
**W1K 3QT**

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT**  
**PROCEDURE) (ENGLAND) ORDER 2015 (as amended)**  
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)**  
**(ENGLAND) ORDER 2015 (as amended)**

**NOTIFICATION FOR PRIOR APPROVAL**  
**FOR A PROPOSED LARGER HOME**  
**EXTENSION**

Reference Code :  
**22/01933/GPDE**

**TAKE NOTICE** that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, has in pursuance of the application received on 27th July 2022, confirms that:

**PRIOR APPROVAL IS NOT REQUIRED**

in respect of the development of land at:

For The erection of a single storey rear extension, which the total (including previous enlargements) would extend beyond the rear wall of the original dwelling by 4.00 metres, for which the maximum height of the total enlargement will be 3.70 metres, and for which the height of the eaves would be 2.70 metres.

**PLEASE NOTE:** This decision refers to the proposal as shown on the drawings that accompanied the Notification.

**Date of Decision: 12th September 2022**



**Head of Development Management**

**SEE ATTACHED NOTES**

- 1 The proposed development is lawful under the provisions of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) by virtue of its dimensions and no neighbour objections were received; therefore, prior approval is not required for the proposed development.
- 2 This decision is based upon the details submitted as part of the Notification, shown on Drawing Nos: P1 Rev 3, P2 Rev 2, P3 Rev 2, P4 Rev 1, P5 and P6 Rev 1 received on 27/07/2022.

### **DIRECTIVES**

In order to comply with condition A.3(a) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) the materials to be used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

It is a requirement of the condition A.4 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) that the development shall be carried out in accordance with the details approved by the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

The carrying out of this development in conjunction with another development (even where that development has the benefit of planning permission or is permitted development) may mean that carrying out this development is unlawful. This may result in enforcement action that could mean you would have to remove the extension that otherwise would have been lawful under this decision. If you want further advice on this matter please call the case officer, Mrs Claire Collins on 020 3045 4523 for the application or the Council's duty planner 020 3045 5912

### **APPEALS**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or if granted subject to conditions, then you can appeal to the Secretary of State. More details of the time limits for appeals and how you go about appealing along with Purchase Notices can be found on the following websites:

<https://www.gov.uk/government/organisations/planning-inspectorate>

<https://www.planningportal.co.uk/info/200207/appeals>