

NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Date of Decision

20 October 2021



ASHFORD
BOROUGH COUNCIL

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Mr Volley
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The Clubhouse
50 Grosvenor Hill
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Town and Country Planning Act 1990 (as amended) Application for Full Planning Permission

APPLICATION NO: 21/01319/AS

PROPOSAL: Vehicle crossover, off street car parking, new retaining wall and stepped entrance.

LOCATION:

APPLICANT:

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DECISION: PLANNING PERMISSION IS GRANTED in accordance with the application and plans

Subject to the following 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 shall be carried out in accordance with the plans listed in the section of this decision notice headed Plans/Documents Approved by this decision, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

- 3 The development approved shall be made available for inspection, at a reasonable time, by the local Planning authority to ascertain whether a breach of planning control may have occurred on the land (as a result of departure from the plans hereby approved and the specific terms of this permission/consent/approval).

Reason: In the interests of ensuring the proper planning of the locality, the protection of amenity and the environment, securing high quality development through adherence to the terms of planning approvals and to ensure community confidence in the operation of the planning system.

- 4 The development shall be carried out in accordance with the details of external materials specified in the application which shall not be varied without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity.

- 5 The materials for the approved retaining walls shall be of the same material, size and colour as the application property.

Reason: In the interests of visual amenity.

- 6 Pedestrian visibility splays 2 m x 2 m behind the footway on both sides of the access, with no obstructions over 0.6m above footway level, shall be provided and maintained prior to the use of driveway commencing,

Reason: In the interests of highway safety.

- 7 The proposed driveway and crossover shall be of a bound surface for the first 5 metres from the edge of the carriageway.

Reason: In the interests of highway safety.

- 8 The driveway hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development

Notes to Applicant

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.

Plans/Documents approved by this decision

Drawing no. _____ _V2 - Existing and Proposed Elevation

and Sections received 17/09/2021

Drawing no. _____ _V2 - Visibility Splay Plan

received 17/09/2021

Drawing no. _____ _V2 - Existing and Proposed Plans received

17/09/2021

Drawing no. _____ _V2 - Site Location Plan

received 17/09/2021

Drawing no. _____ _V2 - Proposed Block Plan

received 17/09/2021

Drawing no. _____ _V2 - Existing Block Plan

received 17/09/2021

Drawing no. _____ _V2 - Visibility Splay

Block Plan received 17/09/2021

The Council as Local Planning Authority expects the above Conditions to be complied with promptly. Where Conditions require details or other matters to be approved by the Council prior to commencement or occupation of the development, these must be submitted to the Council for its consideration well in advance, to ensure that there is no delay or loss to your project. Failure to observe the Conditions may result in enforcement action by the Council.



Head of Planning and Development

Please refer to the statement of the Applicants rights following this decision and the general information enclosed with this notice.