

NOTICE OF DECISION

Town and Country Planning Act 1990

Date : 24th August 2011

Application No : 11/00414/FUL

Parish : Great Wakering Parish Council

Proposal : Construct Two Storey Pitched Roofed Side Extension With Pitched Roofed Dormers to Front and Rear

Site Location : 18 Twyford Avenue Great Wakering Essex

Applicant : Mr Robert Gowen

The Council as District Planning Authority hereby give notice of their decision to **GRANT PLANNING PERMISSION** for the above proposal as described in the accompanying drawing(s) date stamped 30th June 2011, subject to the conditions set out below

Your attention is drawn to the notes enclosed

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to 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 external facing materials to be used in the construction of the side extension; hereby permitted, shall be as specified on the approved plan and/or match the existing property..

REASON: In order to ensure that the development harmonises with the character and appearance of the existing building, in the interests of amenity.

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INFORMATIVES

- 1 Prior to the commencement of the permitted development, the applicant is advised to undertake a suitable and sufficient site investigation and any necessary risk assessment to ensure the land is free from significant levels of contamination. The Local Planning Authority should be given prior notification of any proposed remediation scheme.

The Local Planning Authority has determined the application on the basis of the information available to it, but this does not mean that the land is free from contamination. The applicant is responsible for the safe development and safe occupancy of the site.

- 2 The applicant should be made aware that any departure from the approved plan is likely to result in the development being unauthorised with the requirement for a further application to be submitted, which will be dealt with on a "without prejudice" basis. Early contact with the planning department where a change is contemplated is strongly advised although even minor changes are likely to require a new application.

REASON FOR DECISION

The proposal is considered not to cause significant demonstrable harm to any development plan interests nor harm to any other material planning consideration.

Relevant Development Plan Policies and Proposals:

HP6, of the Rochford District Council Adopted Replacement Local Plan



SHAUN SCRUTTON
HEAD OF PLANNING AND TRANSPORTATION

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