

**Development Management**

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m/r 17/03114/FUL  
y/r

Tel 020 3045 5840  
date 12th March 2018

*The person dealing with this matter is* Helen Acton

North Cray Residents Association

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACTS**

8 High Beeches Sidcup Kent

Single storey front, side and rear extension, part two storey extension to rear and alterations to roofline incorporating a rear dormer extension.

I refer to your correspondence on the above application and write to inform you that your observations in respect of the proposal were considered in reaching the decision detailed below.

**Decision:** Permission Granted with Conditions

**Conditions/Reasons for Refusal:**

- 1 The development hereby permitted shall be begun within 3 years from the date of this permission.

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

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, being Drawing No(s) DH17/931/Block plan, 01C, 02B, 03B, 04B, 05A, 06A and 07A and any approval granted subsequently pursuant to this permission.

**Reason:** To prevent any unacceptable deviation from the approved plans.

- 3 The materials to be used in the construction of the external surfaces (walls, roofs, windows) of the development hereby permitted shall match those used on the existing building. The proposed roof lights shall be "Conservation Grade".

**Reason:** In the interests of the amenities of the locality.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended, no windows, or other openings shall be formed in the walls or roof slopes of the building without the prior permission of the Local Planning Authority.

**Reason:** To protect the amenities and privacy of the adjoining properties.

## **INFORMATIVES :-**

- 1 A surface water system needs to be developed that demonstrates the Sustainable Drainage System (SuDS) hierarchy has been followed (as required by the Mayor's London Plan 2016), the Building Regulations, Bexley's Sustainable Flood Risk Assessment (SFRA), the SuDS Manual and 'Sewers for Adoption'. SuDS methodology should always be the first choice for the disposal of surface water to avoid increasing the local risk.
- 2 If the new building works are within 3 metres of a Thames Water operated/maintained lateral foul sewer, then permission will need to be sought from Thames Water Developer Services. They can be contacted on 0800 009 3921. Thames Water should be consulted regarding any new sewer connections, sewer capacities, new water supplies and new water meters.
- 3 To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, all of which together with national and London wide policy, is available on the Council's website. The pre-application advice service was used by the applicant in this case. The LPA and the applicant have worked positively and proactively in a collaborative manner through both the pre-application and the application stages to deliver an acceptable development in accordance with the requirements of the NPPF. The LPA delivered the decision in a timely manner in accordance with the requirements of the NPPF.

Yours faithfully

*R. Lancaster*

Head of Development Management