



Mr S Morgan  
C/O Mr Sean Cosens  
Chris Saunders Associates  
Office 16, Apple Pie Farm  
Cranbrook Road  
Benenden  
Kent, TN17 4EU

15 January 2021

## PLANNING DECISION NOTICE

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<b>APPLICANT:</b>	<b>Mr S Morgan</b>
<b>DEVELOPMENT TYPE:</b>	<b>Householder</b>
<b>APPLICATION REFERENCE:</b>	<b>20/03295/FULL</b>
<b>PROPOSAL:</b>	<b>Variation of Conditions 2 (Approved Plans) and 3 (External Materials) of Planning Permission 17/00569/FULL - Change to the weatherboard specified in the original application from stained oak weatherboard to white painted softwood weatherboard; minor changes to the appearance of some windows and glazed areas on the side and rear of the rearmost extension</b>
<b>ADDRESS:</b>	<b>2 Dene Cottages, Back Road, Sandhurst, Cranbrook, Kent, TN18 5JS</b>

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The Council hereby **GRANTS** permission/consent for the proposal referred to above subject to the following Condition:

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

Details as Built (02A).

Reason: To clarify which plans have been approved.

The Council's approach to this application:

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

- Offering pre-application advice.
- Where possible, suggesting solutions to secure a successful outcome.
- As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

- The Agent was advised of minor changes required to the application and these were agreed.

A handwritten signature in black ink, appearing to read 'S. Baughen', with a stylized flourish at the end.

**Stephen Baughen**  
**Head of Planning**  
**Tunbridge Wells Borough Council**

**IMPORTANT: YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES**

## **NOTIFICATION TO APPLICANT FOLLOWING REFUSAL OF CONSENT OR GRANT OF CONSENT SUBJECT TO CONDITIONS**

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development, or to grant it subject to Conditions, then you can appeal to the Secretary of State (SoS) under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990 or Control of Advertisements Regulations 1989.

Please see “Development Type” on page 1 of the decision notice to identify which type of appeal is relevant for the following:

- If this is a decision to refuse planning permission for a Householder application or a Minor Commercial application and you want to appeal the decision, or any of the conditions imposed, then you must do so within 12 weeks of the date of this notice.
- In all other cases, you will need to submit your appeal against the decision, or any of the conditions imposed, within 6 months of the date of this notice.

For applications relating to Enforcement Notices:

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is subsequently served and relates to the same or substantially the same land and development and if you want to appeal against the decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder or minor commercial application decision] of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from The Planning Inspectorate, Room 3/13, Temple Quay House , 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The SoS can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The SoS need not consider an appeal if it seems to the SoS that the LPA could not have granted advertisement consent for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.