

NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY

Date of Decision

10 July 2020



Civic Centre
Tannery Lane
Ashford
Kent TN23 1PL
01233 331111
www.ashford.gov.uk

Mr G Mickelborough
Bloomfields Ltd.,
77 Commercial Road
Paddock Wood
Tonbridge
Kent
TN12 6DS

ACKNOWLEDGMENT OF PRIOR APPROVAL NOTIFICATION OF CHANGE OF USE: FROM AGRICULTURAL TO DWELLINGS

Town and Country Planning Act 1990 (as amended) Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2 Part 3 Class Q

APPLICATION NO: 20/00615/AS

PROPOSAL: Prior approval for change of use from one agricultural barn and land within their curtilage to one dwelling house and associated operational development

LOCATION: Outbuilding at, Ragged Barn, Mundy Bois Road, Egerton, Kent

APPLICANT: Mr & Mrs Sutton C/o Agent

DECISION: **PRIOR APPROVAL IS NOT REQUIRED FOR** in accordance with the details submitted in the application

- 1 If unexpected contamination is to be found at any time when carrying out the approved development it must be reported in writing to the Local Planning Authority. An investigation and risk assessment must then be undertaken and submitted to the Local Planning Authority for approval, and where remediation is necessary a remediation scheme must be prepared and agreed in writing prior to completion. Finally, a verification report must be submitted for approval by the Local Planning Authority prior to the occupation of the development.

Reason: To ensure that risks from land contamination to the future users of land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 2 Prior to the first occupation the dwelling shall be provided with at least one electric vehicle charging point. The charging point may be a dedicated electric vehicle charging socket, or a suitably rated three-pin socket capable of safely providing a slow charge to an electric vehicle via a domestic charging cable. The charging point shall thereafter be retained available, in a working order for the charging of electric vehicles.

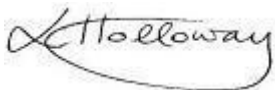
Reason: To take into account the cumulative impacts of development on air quality and to encourage the use of sustainable transport modes including incorporation of facilities for charging plug-in vehicles.

- 3 Prior to the first occupation of the dwelling details of walls and fences to be erected within the development shall be submitted to and approved in writing by the Local Planning Authority. The walls and fences shall then be erected before the adjoining part of the development or dwelling is occupied in accordance with the approved details.

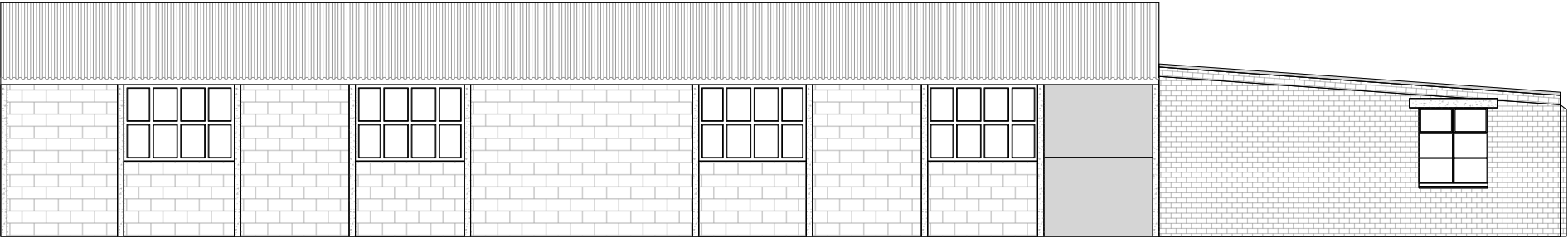
Reason: In the interests of the amenity of the area.

Plans/Documents approved by this decision

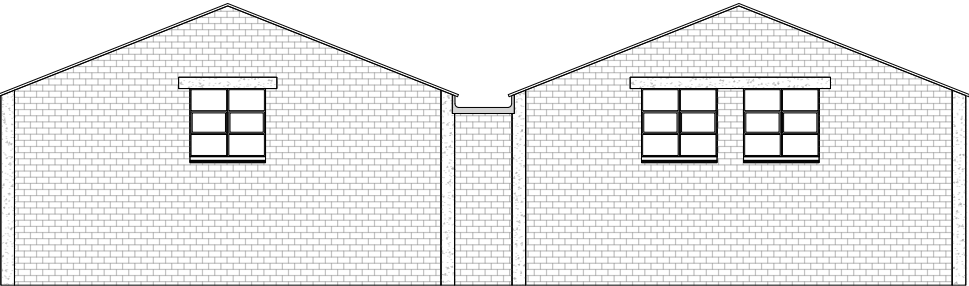
7033-EXT_01_101A EXISTING BUILDING ELEVATION; received 19.05.2020
7033-EXT_01_102A EXISTING BUILDING FLOORPLAN; received 19.05.2020
7033-PRO_01_101A PROPOSED BUILDING ELEVATIONS; received 19.05.2020
7033-PRO_01_102A PROPOSED BUILDING FLOORPLAN; received 19.05.2020
7033-PRO_01_103A PROPOSED SITE LOCATION PLAN; received 19.05.2020
7033-EXT_01_03A EXISTING BUILDING LOCATION PLAN; received 8.07.2020

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

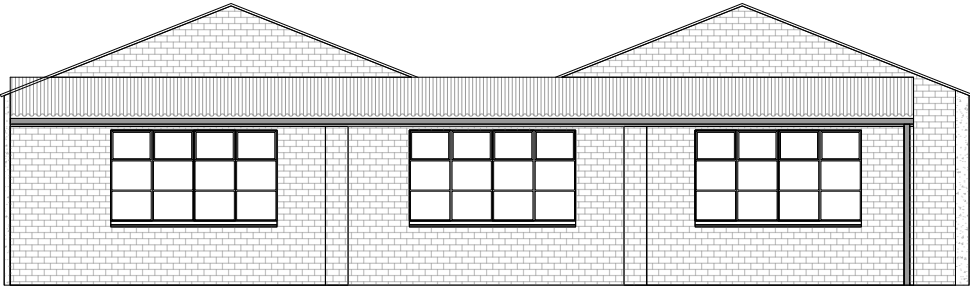
Development Management Manager



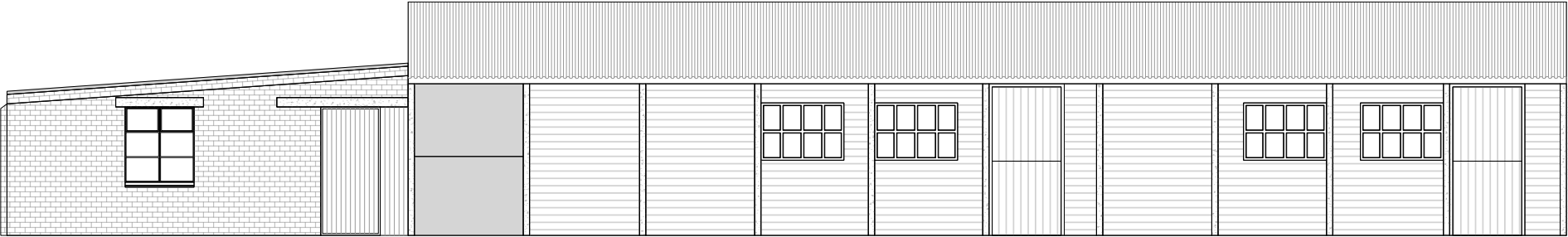
NORTH-WEST ELEVATION - REAR



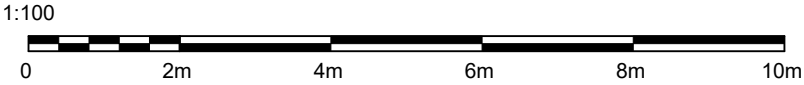
NORTH-EAST ELEVATION - SIDE



SOUTH-WEST ELEVATION - SIDE



SOUTH-EAST ELEVATION - FRONT



Notes:

NOTES:

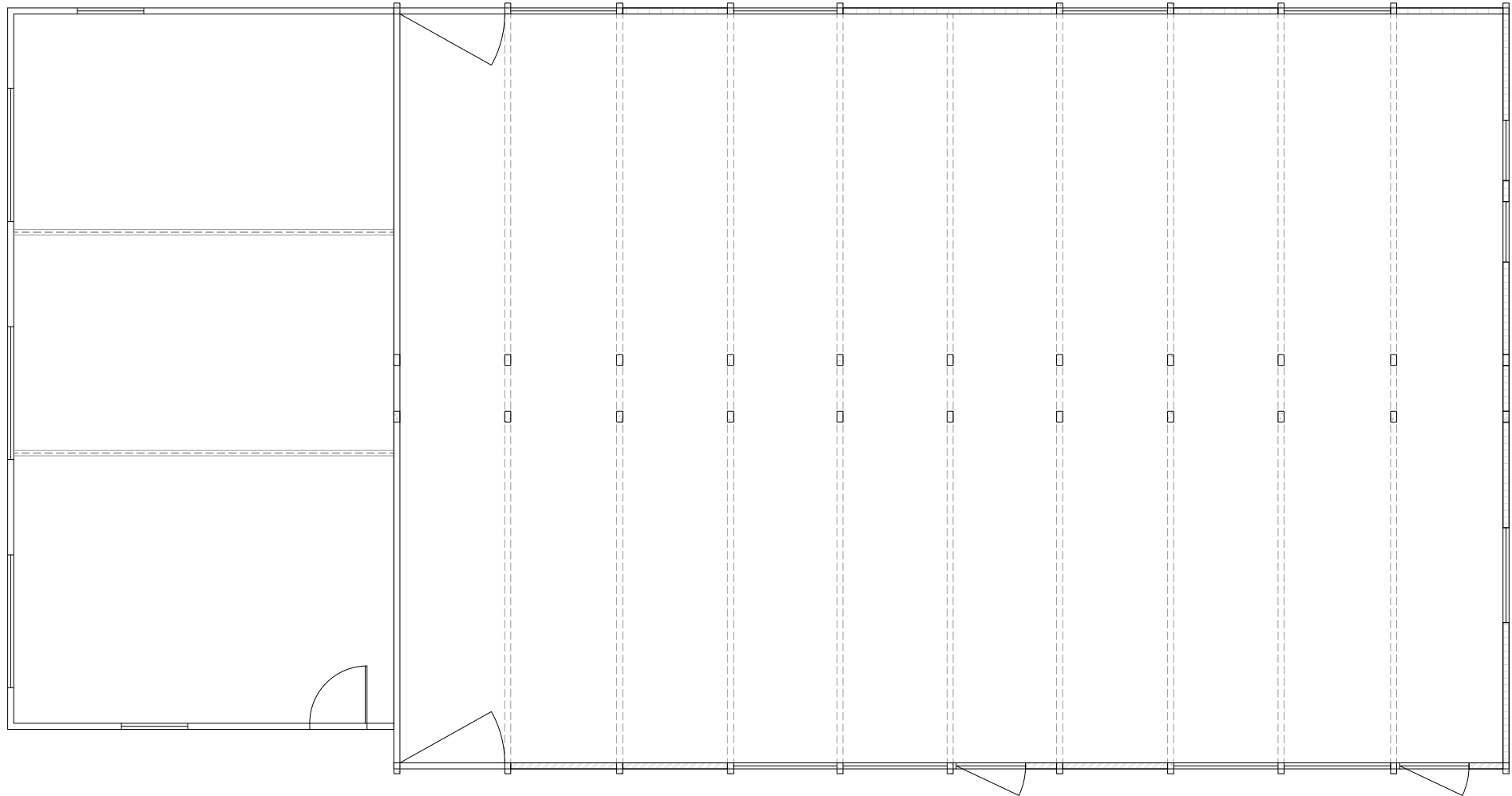
A	PLANNING PURPOSES ONLY	KM	17/03/20

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		

KM Design
Solutions Limited

77 Commercial Road, Paddock Wood, Kent, TN12 6DS Tel. 01892 831 600
info@bloomfieldstd.co.uk www.bloomfieldstd.co.uk

CLIENT:	Mr & Mrs Sutton	REF:	-
SITE:	Ragged Barn Mundy Bois Rd, Ashford TN27 9ER		
TITLE:	EXISTING BUILDING ELEVATIONS		
SCALE AT AS:	DATE:	DRAWN:	CHECKED:
1:100	17/03/20	KM	GM
PROJECT NO:	DRAWING NO:	REVISION:	
7033	EXT_01_101	A	



EXISTING FLOORPLAN



Notes:

NOTES:

A	PLANNING PURPOSES ONLY	KM	17/03/20

REV:	DESCRIPTION:	BY:	DATE:
STATUS: PLANNING			

KM Design
Solutions Limited



bloomfields
CHARTERED TOWN PLANNERS

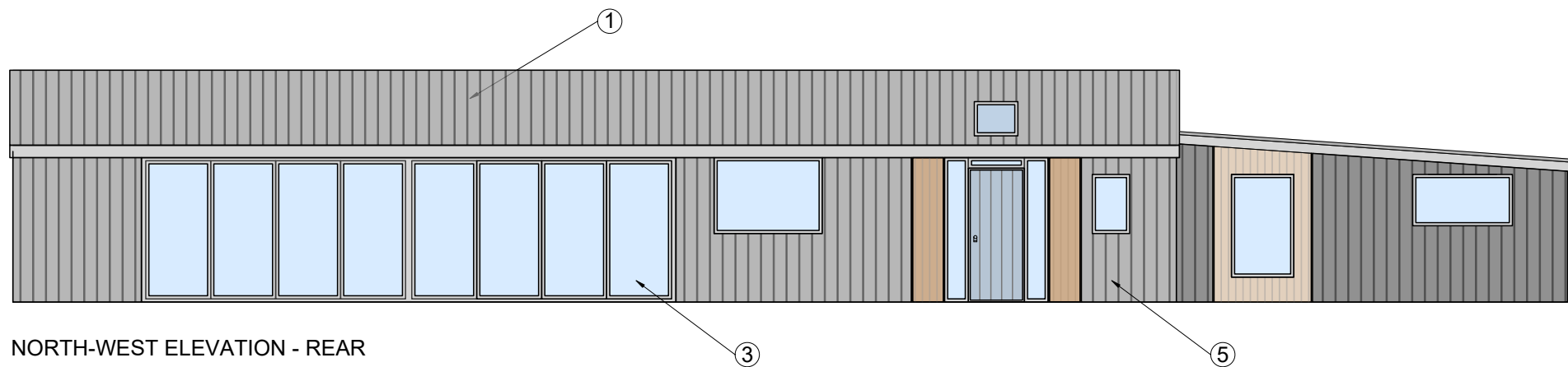
77 Commercial Road, Paddock Wood, Kent TN12 6DS Tel. 01892 831 600
info@bloomfieldstd.co.uk www.bloomfieldstd.co.uk

CLIENT: Mr & Mrs Sutton		REF: -	
SITE: Ragged Barn Mundy Bois Rd, Ashford TN27 9ER			
TITLE: EXISTING BUILDING FLOORPLAN			
SCALE AT AS: 1:100	DATE: 17/03/20	DRAWN: KM	CHECKED: GM
PROJECT NO: 7033	DRAWING NO: EXT_01_102	REVISION: A	

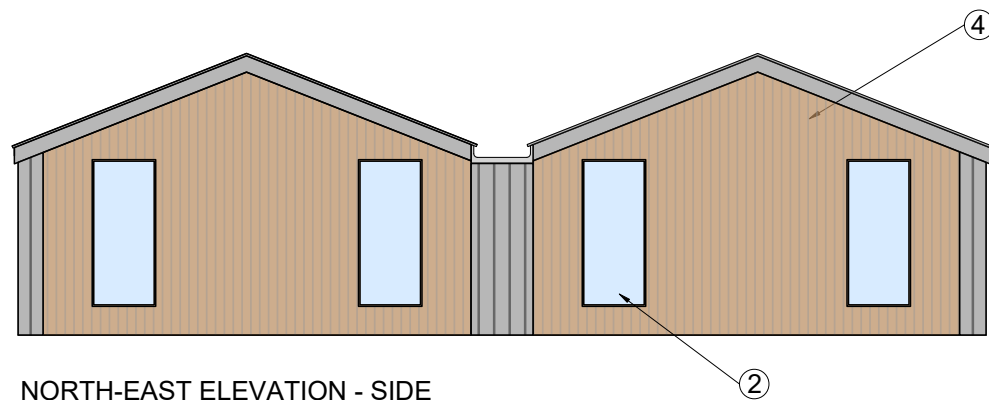
Notes:

NOTES:

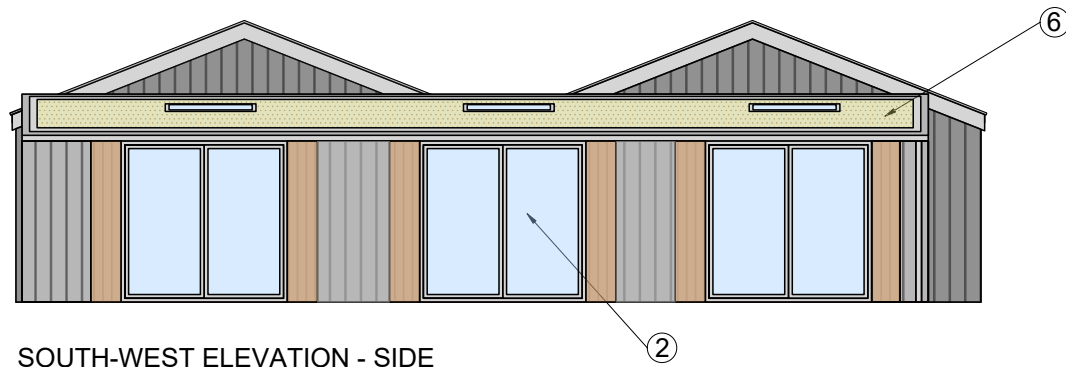
- ① PROPOSED ZINC ROOF CLADDING SYSTEM
- ② PROPOSED UPDATED ALUMINIUM FRAMED WINDOWS
- ③ PROPOSED BI-FOLD SYSTEM
- ④ VERTICAL TIMBER CLADDING - SIBERIAN LARCH
- ⑤ VERTICAL ZINC CLADDING SYSTEM
- ⑥ PROPOSED SEDUM ROOF SYSTEM



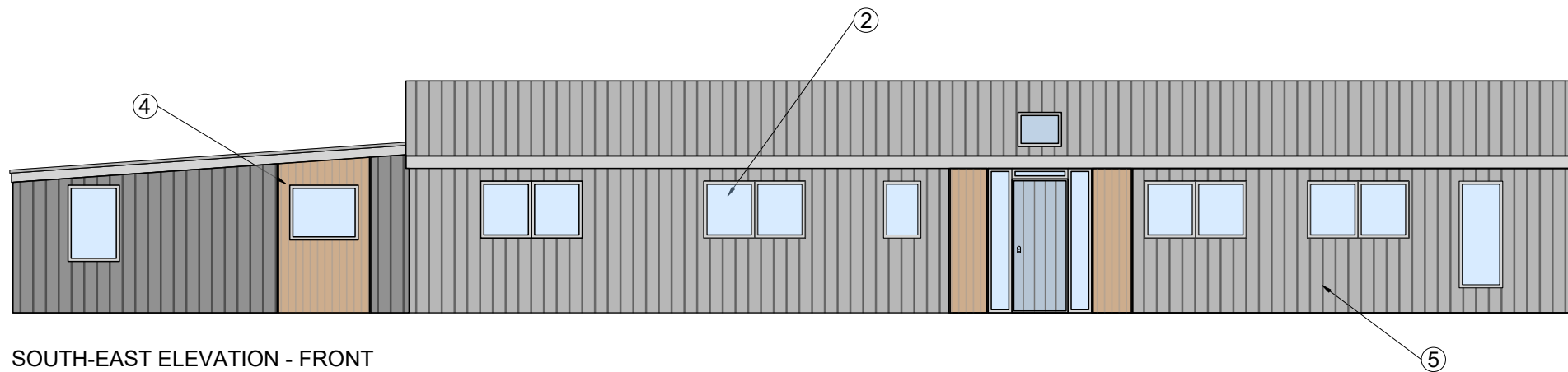
NORTH-WEST ELEVATION - REAR



NORTH-EAST ELEVATION - SIDE

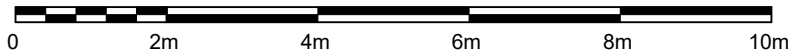


SOUTH-WEST ELEVATION - SIDE



SOUTH-EAST ELEVATION - FRONT

1:100



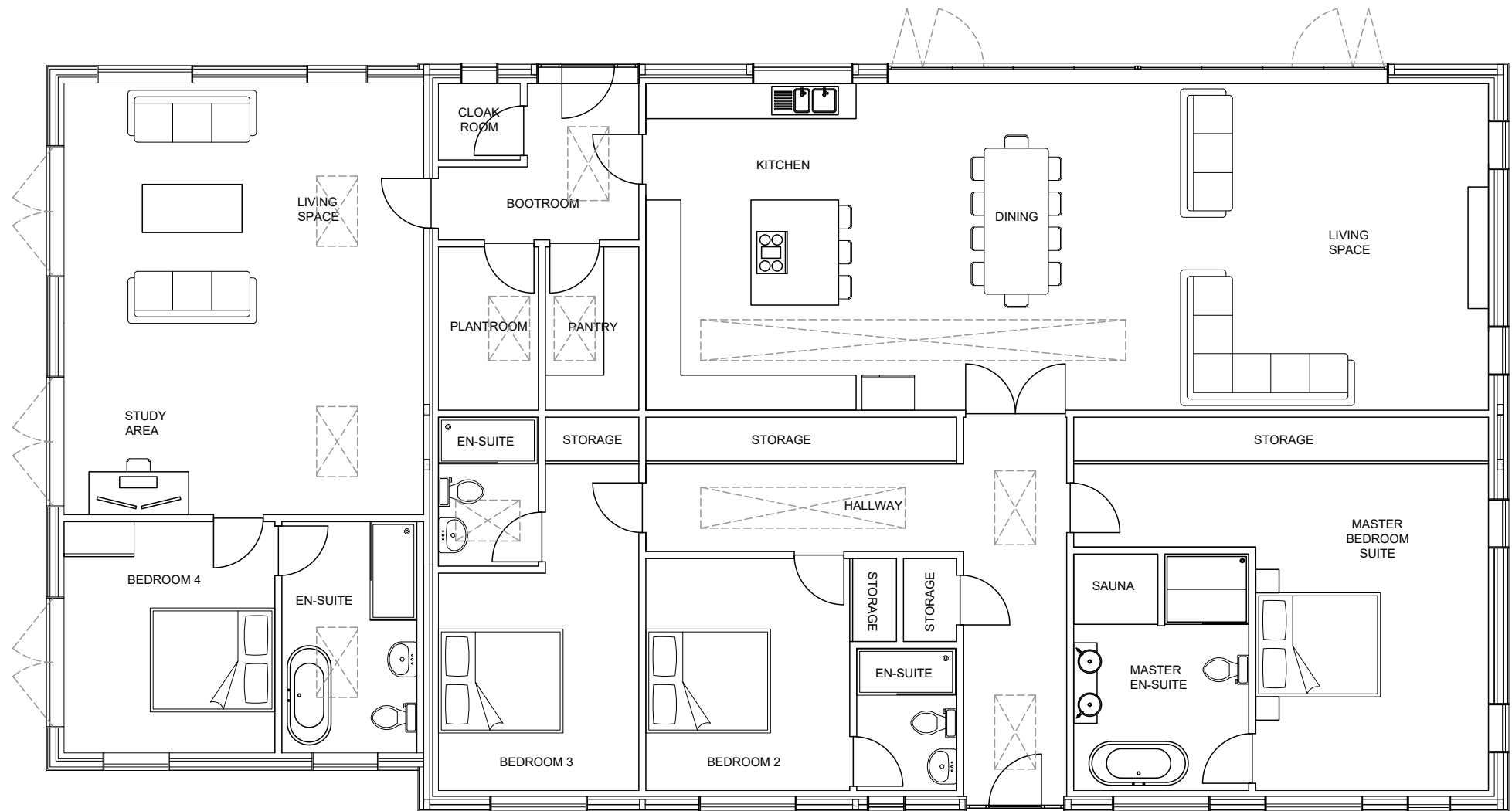
A	PLANNING PURPOSES ONLY	KM	17/03/20

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		

KM Design
Solutions Limited



CLIENT:	Mr & Mrs Sutton	REF:	-
SITE:	Ragged Barn Mundy Bois Rd, Ashford TN27 9ER		
TITLE:	PROPOSED BUILDING ELEVATIONS		
SCALE AT AS:	DATE:	DRAWN:	CHECKED:
1:100	17/03/20	KM	GM
PROJECT NO:	DRAWING NO:	REVISION:	
7033	PRO_01_101	A	



PROPOSED FLOORPLAN



Notes:

NOTES:

A	PLANNING PURPOSES ONLY	KM	17/03/20

REV:	DESCRIPTION:	BY:	DATE:
	PLANNING		

KM Design
Solutions Limited



CLIENT:	Mr & Mrs Sutton	REF:	-
SITE:	Ragged Barn Mundy Bois Rd, Ashford TN27 9ER		
TITLE:	PROPOSED BUILDING FLOORPLAN		
SCALE AT AS:	DATE:	DRAWN:	CHECKED:
1:100	17/03/20	KM	GM
PROJECT NO:	DRAWING NO:	REVISION:	
7033	PRO_01_102	A	



Notes:

NOTES:

PROPOSED LAND BOUNDARY

PROPOSED FENCELINE

LOCATION OF PROPOSED DWELLING

EXISTING CARPORT TO REMAIN

PROPOSED AREA OF GRASSLAND Paddock

PROPOSED PAVED GARDEN AREAS

A	PLANNING PURPOSES ONLY	KM	19/03/20

REV:	DESCRIPTION:	BY:	DATE:
STATUS:		PLANNING	

KM Design Solutions Limited

bloomfields

CHARTERED TOWN PLANNERS

77 Commercial Road, Paddock Wood, Kent TN12 6DS Tel. 01892 831 600
info@bloomfieldstd.co.uk www.bloomfieldstd.co.uk

CLIENT: Mr & Mrs Sutton		REF: -	
SITE: Ragged Barn, Mundy Bois Rd, Ashford TN27 9ER			
TITLE: PROPOSED SITE LAYOUT PLAN			
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	19/03/20	KM	GM
PROJECT NO:	DRAWING NO:	REVISION:	
7033	PRO_01_103	A	