

**Wouldham**  
Burham And Wouldham

**1 December 2021**

**TM/21/02630/FL**

Proposal: Carport conversion into bar/BBQ built area and increase in height to existing side panel of the carport. (Retrospective).  
Location: 10 Murdock Grove Wouldham Rochester Kent ME1 3GZ  
Go to: [Recommendation](#)

---

## 1. Description:

1.1 Determination of this application was deferred on 14 July 2022 to allow for legal services to provide the committee with a report setting out the risks involved should the recommendation of officers to grant planning permission not be accepted and planning permission refused.

1.2 This is in line with the Council's Constitution which sets out as follows:

*"Where a Committee rejects a recommendation to approved, or is minded to refuse, an application which is recommended for approval by the Director of Planning, Housing and Environmental Health on grounds which the Director does not consider can be substantiated at appeal, the matter shall be deferred to the next meeting of the Committee to enable the Director of Central Services and Monitoring Officer to submit an independent report to the Committee on the possibility of costs being awarded against the Council. If the Director of Central Services and Monitoring Officer's report indicates that there is likely to be a significant risk of costs being awarded against the Borough Council and the Committee resolves to refuse the application that decision will be a recommendation only and the matter shall be submitted to Council for resolution".*

1.3 The July committee report can be found at Annex 1. The report of the Director of Central Services and Monitoring Officer is contained with Part 2 of this agenda. This report should be read as a whole with both of these documents.

### Conclusions:

1.4 The conclusions remain as those set out in the previous report; that retrospective planning permission should be granted. The recommendation as been set out again in full for convenience.

## 2. Recommendation:

2.1 **Grant Retrospective Planning Permission** in accordance with the following submitted details: Site location plan, Certificate B received 01.12.2021, Document 1, Amended Document 2 received 20.6.22, Existing and Proposed parking plans received 11.10.21

**Conditions / Reason**

- 1 All materials used externally shall match those of the existing building.

Reason: In the interests of visual amenity.

- 2 The development shall be carried out in accordance with the plans listed in the section of this decision notice headed "This was approved in accordance with the following submitted details".

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.