



Deal Town Council, Town Hall, High Street, Deal, Kent, CT14 6TR.
01304 361999 - deal.town.council@deal.gov.uk - www.deal.gov.uk

To all Committee Members: You are hereby summoned to attend a meeting of the Planning Committee at the Town Hall on **Monday 8th April 2024** at 7.15pm to transact the business shown on the agenda below.

Members of the public and press are welcome to attend.

Any member of the public may submit a written statement of no more than 500 words relating to any item on this agenda. These must be received by 10am on Friday 5th April 2024 by email to deal.town.council@deal.gov.uk or post to the above address. These statements will be circulated to all present at the meeting and become part of the public record of the meeting, names will be redacted.

Laura Marney – Committee Clerk

Date: 2nd April 2024

AGENDA

1	Chairpersons's opening remarks:	
2	Apologies for absence:	
3	Declarations of interest: To receive any declarations of interest from Members in respect of business to be transacted on the agenda.	Attach 1
4	Public Participation and Statements received: For councillor information: Members of the public may make representations, answer questions and give evidence at the meeting in respect of the business on the agenda. This shall not exceed 15 minutes.	
5	The minutes of the planning committee meeting held on 4th March 2024 for approval and signing: Decision required.	Attach 2
6	Planning applications received: Decisions required.	Attach 3
7	DDC decisions: For information purposes.	Attach 4
8	Committee Clerk Report: Information to note.	Attach 5
	Date of next meeting: 7th May 2024.	
	Committee Members: Cllr Eddy, Cllr Findley, Cllr Bond, Cllr Craggs, Cllr Walters, Mr R Green and Mrs E Fogarty	

Declarations of Interest

Disclosable Pecuniary Interest (DPI)

Where a Member has a new or registered DPI in a matter under consideration they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest', explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter they should declare the interest immediately and, subject to any dispensations, withdraw from the meeting.

Other Significant Interest (OSI)

Where a Member is declaring an OSI they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

Voluntary Announcement of Other Interests (VAOI)

Where a Member does not have either a DPI or OSI but is of the opinion that for transparency reasons alone s/he should make an announcement in respect of a matter under consideration, they can make a VAOI. A Member declaring a VAOI may still remain at the meeting and vote on the matter under consideration.

Note to the Code:

Situations in which a Member may wish to make a VAOI include membership of outside bodies that have made representations on agenda items; where a Member knows a person involved, but does not have a close association with that person; or where an item would affect the well-being of a Member, relative, close associate, employer, etc. but not his/her financial position. It should be emphasised that an effect on the financial position of a Member, relative, close associate, employer, etc OR an application made by a Member, relative, close associate, employer, etc would both probably constitute either an OSI or in some cases a DPI.

Deal Town Council Town Hall, High Street, Deal, Kent, CT14 6TR.

Tel: 01304 361999. Email: deal.town.council@deal.gov.uk

The Minutes of the Planning Committee held on Monday 4th March 2024 at the Town Hall at 7.15pm

Present: Cllr M Eddy (Chairperson) Cllr L Craggs
Cllr P Findley (Vice Chairperson) Cllr M Walters
Cllr T Bond Mrs E Fogarty (FOND)

Officers: Mrs L Marney – Committee Clerk Others: 1

1	Chairpersons's opening remarks: The Chairperson welcomed everyone to the meeting and read out the fire evacuation procedures and advised Councillors to put their mobile phones on silent.				Chairperson
2	Apologies for absence: Mr R Green, co-opted member of The Deal Society due to a prior commitment.				Committee Clerk
3	Declarations of interest: None received.				
4	Public Participation and Statements received: None received				Committee Clerk
5	The minutes of the planning committee meeting held on 5th February 2024 for approval and signing: Members RESOLVED: To accept the minutes of the Planning Committee meeting held on 5 th February 2024 as a true and accurate record. The Chairperson duly signed the minutes. (P) Cllr L Craggs (S) Cllr T Bond. 4 For, 1 Abstention. Motion carried.				Chairperson
6	Planning applications received:				Committee Clerk
	DDC Ref	Ward	Address	Proposal	Decision
	24/00096	MD	20 Darracott Close Deal CT14 9PU	Erection of single storey rear and side extension (existing garage to be demolished).	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr P Findley. All Agreed.
	24/00143	ND	Alfred Mews 17 Alfred Square Deal CT14 6LR	Replacement windows.	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr M Eddy. All Agreed.
	24/00047	ND	4 Broad Street Deal CT14 6EP.	Change of use from Class E(c)(i) to E(e) dental practice and insertion of window.	Members RESOLVED: No Objection. (P) Cllr M Walters (S) Cllr M Eddy. All Agreed.

	24/00138	ND	The Old Exchange, 25 Stanhope Road, Deal CT14 6AD.	Erection of rear second floor extension, side extension and external alterations. Installation of glass screen to the front first floor flat roof to facilitate an external amenity space.	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr M Walters. All Agreed.
	24/00166	ND	3 Lloyd Court High Street Deal CT14 6BN.	Replacement windows.	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr M Eddy. All Agreed.
	23/01382	MH	14 Lydia Road Deal CT14 9JX	Erection of two storey side extension, single storey rear extension, rear dormer window and alterations to roof to facilitate conversion to 2 self-contained apartments (re-advertised, amended description).	Members RESOLVED: No Objection. (P) Cllr P Findley (S) Cllr L Craggs. All Agreed.
	24/00192	MH	34 Wilson Avenue Deal Kent CT14 9NL.	Conversion of existing garage to habitable accommodation for ancillary use.	Members RESOLVED: No Objection. (P) Cllr L Craggs (S) Cllr M Walters. All Agreed.
7	Committee Clerk Report: Members RESOLVED: To note the information. (P) Cllr M Eddy (S) Cllr T Bond. All Agreed.				
8	DDC decisions: Members RESOLVED: To note the information. (P) Cllr T Bond (S) Cllr P Findley. All Agreed.				
	Date of next meeting 8th April 2024.				
	The Chairperson closed the meeting at 7.40pm.				

Deal Town Council – Planning Applications

ATTACH 3

8th April 2024

	DDC Ref	Ward	Address	Proposal	Decision
1.	24/00234	MH	13 Jute Fields Deal CT14 9ZL	Change of use and infill of carport to habitable accommodation and extension of driveway.	
2.	24/00207	MH	77 Wilson Avenue Deal CT14 9NH	Erection of a single storey front porch extension.	
3.	24/00225	ND	Braunton Wellington Road Deal CT14 7AL	Erection of a first and second floor side/rear extensions, front porch, existing side extension replacement roof and alteration to window/doors.	
4.	24/00124	MD	1 Delane Road Deal CT14 9RZ	Erection of an attached dwelling with associated parking, alterations to front elevation of existing dwelling (existing front porch/side extension to be demolished).	
5.	24/00138	ND	The Old Exchange 25 Stanhope Road Deal CT14 6AD	Erection of rear roof extension to form third storey, side extension and external alterations. Installation of glass screen to the front first floor flat roof to facilitate an external amenity space.	

6.	24/00072	ND	4-6 Park Street Deal CT14 6AQ	Part change of use from E(c)(ii) to residential (Class C3) and the erection of 2 storey rear extension with alterations to windows and doors.	
7.	24/00266	MH	57 Cowdray Square Deal CT14 9ES	Erection of a single storey rear extension (existing conservatory to be demolished).	
8.	24/00283	MD	33 Park Avenue Deal CT14 9AW	Erection of a single storey rear extension, (existing conservatory to be demolished).	
9.	23/00274	MD	188 London Road Deal CT14 9PW	Erection of an outbuilding (existing garage to be demolished).	
10.	24/00252	ND	15 Blenheim Road Deal Kent CT14 7AJ	Erection of rear extension with external raised platform and steps. Raised roof to existing conservatory. Raised patio area and infill area adjacent to house flank wall to make level with side garden area. Roof window to front elevation.	
11.	24/00300	ND	31 College Road Deal CT14 6DD	Variation of condition 2 (approved plans) of planning permission 23/01368 for "Replacement doors/windows, replace window with French doors to rear, repair/repaint render and panelling" to allow amendments to the front panelling and window.	

12.	24/00314	ND	The Beach Box 144A College Road Deal CT14 6BX	Garage conversion to habitable accommodation, erection of a single storey front extension, changes to facade, insertion of rear steps/railings, and alterations to windows and doors (existing part garage and front porch to be demolished).	
13.	24/00324	ND	30 Wellington Road Deal CT14 7AL	Erection of a single storey rear extension (rear extension to be demolished).	
14.	24/00316	ND	76 West Street Deal CT14 6AZ	Erection of a single storey rear and side extension.	

Deal Town Council

ATTACH 4

Dover District Council Decisions – March 2024

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App No	Ward	Location	Proposal	DTC's Recommendations	DDC's Decision
21/01822	MH	Land On The West Side Of Cross Road Deal CT14 9LA	Outline planning application for the erection of up to 140 dwellings including affordable housing, with public open space, landscaping, and vehicular access (all matters reserved except for access)	<p>Object: In the strongest possible terms as not in the interest of Town/Community.</p> <p>The principal concerns are;</p> <p>Highways: Impact on road safety and the need to be able to link safely to other roads.</p> <p>Housing: The need for housing in the area to be suitable for the local housing needs with larger area devoted to recreational space and greater use of cycle paths and footways.</p> <p>Impact on surface flooding: The development will interfere with the aquifer.</p>	Awaiting Decision
22/01701	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Erection of first and second-floor extensions, installation of new shopfronts, access doors, additional windows, to form 5no. retail units and 17no. residential dwellings.	<p>Members RESOLVED:</p> <p>Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.</p>	Awaiting Decision

22/01702	ND	74-80 High Street And 67 Middle Street Deal CT14 6EQ	Alterations & extension to form commercial & residential units. Proposed 2nd floor extension. Internal works to incl. demolition of existing walls & partitions, & erection of new to all floors. External works to incl. installation of new shopfronts; insertion of 2no. window to ground floor rear elevation.	Members RESOLVED: Objection. Due to internal arrangements being excessively cramped and no evidence of adequate sound proofing between the individual flats. No adequate fire escapes.	Awaiting Decision
23/00039	MH	Garages To Centre Of Cavell Square Deal CT14 9HP	Erection of 4 dwellings (existing garages to be demolished).	Members RESOLVED: Objection. Due to lack of information in terms of materials that will be used on roofing and walls, also concerns on lack of green space on plans.	Awaiting Decision
23/00213	MD	Deal Police Station 43 London Road Deal CT14 9TE	Erection of 2 detached dwellings with associated parking	Members RESOLVED: Objection. On the grounds that no Design and Access statement is included in this application. Lack of clarity in the proposed plan as to the exact number of units for the whole site of the former Police Station.	Granted Permission
23/00236	MD	47-51 London Road Deal CT14 9TF	Variation of condition 2 (approved plans) of planning permission DOV/22/00116 (application under Section 73) Installation of 5 EV charging bays, bin store, substation and associated infrastructure	Members RESOLVED: Objection. Due to lack of information on the visual impact of the EV charging bay canopy. Lack of landscape screening and the lighting impact on the surrounding residential area.	Awaiting Decision

23/00391	ND	11 Prince of Wales Terrace Deal Kent CT14 7BE	Variation of Condition 4 (iron railings) to allow amendments of planning permission DOV/21/00697 (application under Section 73) for the replacement of existing timber balcony framework to 4no flats.	Members RESOLVED: No Objection.	Granted Permission
23/00482	ND	Land On The North Side Of Northwall Road Deal CT14 6PP	Certificate of Lawfulness (existing) for the continued use as a dwellinghouse	Members RESOLVED. Objection: On the basis that premises are not suitable for human occupation at this present time.	Awaiting Decision
22/01345	ND	12 King Street Deal CT14 6HX	Erection of a four storey building incorporating 3no. retail units (Use Class E) and 16no. self-contained flats (existing building to be demolished)	Members RESOLVED. Objection: Due to the removal of affordable housing and limited parking, also this is part of a number of applications that will have a detrimental effect on Deal Town Centre, therefore a proper design study of the cumulative impact of this development and others in the vicinity is needed as required by the draft local plan as this and other developments will have an impact on the viability of the town and amenity of the middle street conservation area. Deal Town Council also object unless a condition for complete photographic record of the art deco interior is applied.	Granted Permission

22/01409	Eastry Rural	Land South West Of Sholden Drive Sandwich Road Sholden CT14 0AD	Reserved Matters application for the details landscaping, layout, scale, and appearance pursuant to outline permission DOV/21/00402 for the erection of 110 dwellings and associated car parking and infrastructure	Members RESOLVED : Objection: DTC agree with KCC Flood and Water Management, and are concerned about the attenuation basin and why it is located at top right-hand corner of plans on higher ground.	Awaiting Decision
23/00978	MD	188 London Road Deal CT14 9PW	Change of use from a residential care home to a residential dwelling.	Members RESOLVED : No Objection.	Awaiting Decision
23/01157	MH	Site At Cross Road Deal	Variation of Condition 29 (off-site highway works) of planning permission DOV/20/01125 (outline application for the erection of up to 100 dwellings (with landscaping, appearance, layout and scale to be reserved) to vary the timing for the implementation of the approved highway works from prior to commencement, to prior to occupation and the removal of measures to provide a dropped kerb to enable parking to 112 and 144 Station Road.	Members RESOLVED : Objection. Deal Town Council objects to this change on pedestrian safety issues.	Awaiting Decision
23/01137	MD	Wellington House 100 Mill Road Deal CT14 9AQ	Replacement greenhouse to side elevation.	Members RESOLVED : No Objection.	Granted Permission
23/01138	MD	Wellington House 100 Mill Road Deal CT14 9AQ.	Replacement greenhouse to side elevation.	Members RESOLVED : No Objection.	Granted Permission

23/01128	ND	Saracens Head, 1 Alfred Square Deal. CT14 6LS	Change of use and conversion to residential dwelling, with associated internal and external alterations (existing rear extension to be demolished).	Members RESOLVED: Objection. DTC objects on the basis this application is premature as community group have not been given suitable time to raise money for this property.	Granted Permission
23/01145	MH	20 Mongeham Road, Great Mongeham. CT14 9PQ	Erection of a dwelling with link extension to existing dwelling and associated parking (extension and garage demolished).	Members RESOLVED: No Objection.	Awaiting Decision
23/01255	MD	377 London Road Deal CT14 9PS	Erection of a dwelling, cycle/refuse store, 2 garages (1 for 377), driveway and turning area (existing garage, side extension, swimming pool, and conservatory to be demolished)	Members RESOLVED: Objection, unless the conditions suggested by Kent Highways and the County Archeologist are met and a swift brick is installed.	Awaiting Decision
23/01254	ND	The Cedars 26 Victoria Road Deal Kent CT14 7BJ	Change of use from commercial to residential (use class C3).	Members RESOLVED: No Objection to change of use, DTC looks forward to it forming part of the DDC Social Housing policy.	Awaiting Decision
23/01334	ND	40 High Street Deal CT14 6HE	Display of 1 internally illuminated projecting sign, 1 internally illuminated fascia sign, non-illuminated ATM signage and non-illuminated signage.	Members RESOLVED: No Objection.	Awaiting Decision
23/01347	ND	68 Southwall Road Deal Kent CT14 9LX	Erection of detached dwelling. Erection of new single storey rear extension to existing dwelling (existing rear extension to be demolished).	Members RESOLVED: No Objection. DTC requests that bee bricks and swift boxes are incorporated into the new building.	Awaiting Decision

23/01382	MH	14 Lydia Road Deal CT14 9JX	Erection of three storey side extension and rear dormer window to facilitate conversion to 2 self-contained apartments.	Members RESOLVED: No Objection.	Awaiting Decision
23/01384	ND	115 Middle Street Deal CT14 6JW	Change of external paint colour.	Members RESOLVED: No Objection. All Agreed	Awaiting Decision
23/00279	ND	115 Middle Street Deal CT14 6JW	Change of external paint colour.	Members RESOLVED: No Objection.	Awaiting Decision
23/01401	MH	12A Mill Hill Deal Kent CT14 9EN	Change of use from dwelling (Use class C3) to education use (Use class F1).	Members RESOLVED: No Objection.	Granted Permission
23/01406	ND	87 Middle Street Deal CT14 6JN	Replacement of windows to the front and rear elevations, replacement of door and ventilation grille to the rear elevation and addition of en-suite bathroom to 1st floor rear bedroom.	Members RESOLVED: No Objection.	Awaiting Decision
23/01405	ND	87 Middle Street Deal CT14 6JN	Replacement windows, doors, and ventilation grill (retrospective).	Members RESOLVED: No Objection.	Awaiting Decision
23/01407	MD	Tennis Court Tides Leisure Centre Park Avenue Deal CT14 9UU.	(Amended) Proposed floodlighting, fencing and stationing of a shipping container for ancillary use in association with use of the courts for padel tennis.	Members RESOLVED: No Objection (under delegated authority)	Granted Permission
23/01429	ND	37 College Road Deal Kent CT14 6DD	Erection of roof extension with solar panels and detached garden studio.	Members RESOLVED: No Objection.	Awaiting Decision

23/01402	MH	12 Mill Hill Deal CT14 9EN	External alterations to existing building, construction of a Multi-Use Games Area (MUGA), canopy structure and alterations to walls.	Members RESOLVED: No Objection.	Granted Permission
23/01449	MD	56 Church Path Deal CT14 9TH	Erection of single and two storey front, side and rear extensions and detached garage (existing side extension and garage to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision
24/00007	ND	11 Silver Street Deal Kent CT14 6LB	Variation of condition 2 (approved plans) of DOV/23/01083 (Erection of a single storey rear extension, insertion of a basement window to front, reinstate front door opening, replacement roofs with 2 rooflights to both single storey side extensions; new rainwater goods) to allow alterations to rear extension doors/fenestration.	Members RESOLVED: No Objection.	Awaiting Decision
24/00008	ND	11 Silver Street Deal Kent CT14 6LB	Variation of condition 2 (approved plans) of DOV/23/01084 (External works to include extension of existing single storey addition to rear; replacement of polycarbonate roof to existing side additions with slate to include provision of rooflights; blocking of existing opening at parapet level & reopening front door to No. 12 & insertion of basement window to No. 11. Internal works to include removal of walls to ground floor to No. 12; insert ensuite to all floors; infill existing opening & form new to 2nd floor to No. 11.) to allow alterations to rear extension doors/fenestration.	Members RESOLVED: No Objection.	Awaiting Decision

23/01457	MD	Grove Villa 28 Mill Road Deal CT14 9AD	Erection of 13 dwellings with associated landscaping and parking (Existing care facility to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision
23/01234	MD	51 Church Path Deal CT14 9TH	Erection of a detached dwelling.	Members RESOLVED: No Objection. Committee Clerk to write to DDC Planning and ask for comment on closeness of development to the west side property and is this covered by building regulation issue.	Awaiting Decision
24/00038	ND	11A The Marina Deal CT14 6NF	Erection of a second floor roof extension with front terrace and balustrade, replacement doors/windows and alterations to external finishes.	Members RESOLVED: No Objection.	Awaiting Decision
24/00060	ND	123 Beach Street Deal CT14 6JJ	Overhaul roof to include insertion of breather membrane & replacement of felt with lead to bay window & valley. Replace 2no windows to rear. Install 2no flat rooflights to rear. Replace railings and surface to rear balcony. Replace weatherboarding to rear to include insertion of insulation and breather membrane.	Members RESOLVED: No Objection.	Granted Permission
24/00061	ND	123 Beach Street Deal CT14 6JJ	Overhaul roof to include insertion of breather membrane & replacement of felt with lead to bay window & valley. Replace 2no windows to rear. Install 2no flat rooflights to rear. Replace railings and surface to rear balcony. Replace weatherboarding to rear to include insertion of insulation and breather membrane.	Members RESOLVED: No Objection.	Granted Permission

24/00053	MH	26 St Richards Road Deal CT14 9JR	Erection of a 2 storey rear extension (existing extension to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision
24/00074	ND	20A Queen Street Deal Kent CT14 6ET	Variation of condition 2 (approved plans) of DOV/22/00387 (Erection of a first floor rear extension over shop and insertion of window in west elevation) to remove brickwork from the side elevations and replace with weatherboard cladding, replace the insulated roof panel system on the pitched roof to traditional slate tiles.	Members RESOLVED: No Objection.	Granted Permission
24/00096	MD	20 Darracott Close Deal CT14 9PU	Erection of single storey rear and side extension (existing garage to be demolished).	Members RESOLVED: No Objection.	Awaiting Decision
24/00143	ND	Alfred Mews 17 Alfred Square Deal CT14 6LR	Replacement windows.	Members RESOLVED: No Objection.	Awaiting Decision
24/00047	ND	4 Broad Street Deal CT14 6EP.	Change of use from Class E(c)(i) to E(e) dental practice and insertion of window.	Members RESOLVED: No Objection.	Awaiting Decision
24/00138	ND	The Old Exchange, 25 Stanhope Road, Deal CT14 6AD.	Erection of rear second floor extension, side extension and external alterations. Installation of glass screen to the front first floor flat roof to facilitate an external amenity space.	Members RESOLVED: No Objection.	Awaiting Decision
24/00166	ND	3 Lloyd Court High Street Deal CT14 6BN.	Replacement windows.	Members RESOLVED: No Objection.	Awaiting Decision
23/01382	MH	14 Lydia Road Deal CT14 9JX	Erection of two storey side extension, single storey rear extension, rear dormer window and alterations to roof to facilitate conversion to 2 self-contained apartments (re-advertised, amended description).	Members RESOLVED: No Objection.	Awaiting Decision

24/00192	MH	34 Wilson Avenue Deal Kent CT14 9NL.	Conversion of existing garage to habitable accommodation for ancillary use.	Members RESOLVED: No Objection.	Awaiting Decision
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Total number of Planning Applications = 46

Planning Applications - Still Awaiting Decisions = 34

Planning Applications - Granted Permission = 12

Planning Applications – Refused Permission = 0

Planning Applications – Withdrawn = 0

MEMORANDUM

To: Councillor M Eddy – Chairperson of the Planning Committee, Committee members
From: Mrs L Marney – Committee Clerk
Date: 25th March 2024
Subject: Committee Clerk Report

Please see below updates for information only.

Delegated Authority - Planning Application: 24/00053 (Amended) – 26 St Richards Road, Deal CT14 9JR

The above application was on the February Planning Committee agenda where the Chairperson Cllr Eddy declared a DPI, as it is his neighbour's property. The Committee then discussed and submitted "No Objection" to this application.

DTC have received an amended application from DDC which shows a slight reduction in the scale of this rear two storey extension and amended window layout.

Dover District Council were not able to provide an extension for this application, so DTC could discuss this at the April Planning Committee, therefore the Town Clerk authorised that this planning application decision could be actioned under delegated authority.

This application was discussed by the Vice Chairperson, Town Clerk and Committee Clerk as new objections have been loaded since the previous DTC decision.

These comments were taken into consideration and DTC have now submitted an "Objection" to this amended application on the following grounds: *The Extension is excessive and overbearing to neighbours. The new windows face No 28 and although made of obscured glass, will give the appearance of being intrusive and will severely impact the neighbouring property, also access to the rear of No 26 is gained via a shared drive and a construction management plan would need to be conditioned and agreed prior to any permitted works being undertaken, so that the occupant of no 28 can continue to enjoy the amenity of the shared access to the garage.*