

Application: 20230661

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

REFUSAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING PERMISSION
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To: **Mr Pardip Saron
C/O Mr Mark Carter, Mark Carter Associates
DESIGN STUDIO
PRIESTFIELD STADIUM
REDFERN AVENUE
GILLINGHAM
ME7 4DD
United Kingdom**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS REFUSED** detailed plans and particulars submitted on 21st June 2023 as a non-material amendment to the Notification of Grant of Planning Permission reference 20220255 to Develop Land dated 2 August 2022 in respect of:-

Erection of 2no semi detached dwellings comprising of 1no three bed and 1no four bed with associated parking as a replacement of the existing house.

at **Former Site Of
27 Old Perry Street
Northfleet
Gravesend
Kent**

and being **for non-material amendment to planning permission reference number 20220255 relating to erection of 2no semi-detached dwellings comprising of 1no three bed and 1no four bed with associated parking as a replacement of the existing house; to allow the landscape design to be revised.**

and the grounds of refusal are:-

- 1 The Local Planning Authority is of the opinion that the proposed change to the approved landscaping scheme, notably the increase in hardstanding and reduction of soft landscaping, represents a material change to the original permitted application. The proposal therefore cannot be dealt with as a non-material amendment and the application is refused.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the submitted drawings are:

2 STATEMENT OF POSITIVE AND PROACTIVE

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and paragraph 38 of the National Planning Policy Framework (NPPF) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative manner. In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

3 FOR THE AVOIDANCE OF DOUBT

The Local Planning Authority does not consider that any reduction in soft landscaping from the approved strategy (ref. 20230053) is acceptable and the applicant is hereby advised that the landscaping as previously approved is reverted to.

Dated: 19 July 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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