

**Application: 20220755**

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

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| <b>NOTIFICATION OF REFUSAL OF PERMISSION TO DEVELOP LAND</b> |
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To: **Mr & Mrs A.P. Smith  
C/O Mr Desden Harman, Building Drawings  
124A North Road  
Hythe  
CT21 5DY**

**TAKE NOTICE** that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Acts, has **REFUSED TO PERMIT** development of land situate at:

**Woodstock Farm  
Priestwood Road  
Meopham  
Gravesend  
Kent  
DA13 0DA**

and being **Conversion of existing outbuilding to an annex for family member.**

Your application dated 30th August 2022 is refused on the following grounds:-

1. The proposed development would introduce a new dwelling, which by virtue of introducing additional residential activity, vehicle movements and parking and residential paraphernalia would impact negatively on the openness of the Green Belt and be contrary to one of the purposes of including land within the Green Belt, namely protecting the countryside from encroachment. In addition, the proposed development would have a materially greater adverse impact on the openness of the Green Belt than the existing development. As such, the proposal would be inappropriate development in the Green Belt and contrary to Policy CS02 of the Gravesham Local Plan Core Strategy (September 2014) and to paragraphs 149(g) and 150(d) of the NPPF 2021.
2. By virtue of the introduction of a second dwelling at the application site, the residential nature of the surrounding plot would be intensified and the spacious character of the application site would be undermined. As such, the proposal would be detrimental to the character of the surrounding landscape and contrary to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and to paragraph 130(c) of the National Planning Policy Framework 2021.

**INFORMATIVES:-**

**1 DRAWINGS AND DOCUMENTS**

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

Householder Planning Application form;

Drawing no. 22020BS-PP-S-(13)01 Rev. a Red and blue line site boundary plan;  
Drawing no. 22020BS-PP-S-(13)02 Rev. a Existing block plan;  
Drawing no. 22020BS-PP-E-(01)01 Rev. a Existing layout and roof plans;  
Drawing no. 22020BS-PP-E-(02)01 Rev. a Existing elevations;  
Drawing no. 22020BS-PP-S-(13)03 Rev. a Proposed block plan;  
Drawing no. 22020BS-PP-P-(03)01 Rev. a Proposed layout and roof plans;  
Drawing no. 22020BS-PP-P-(04)01 Rev. a Proposed elevations; and  
Planning Statement.

## 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.

Dated: 14 October 2022

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Wendy Lane MRTPI*  
Assistant Director (Planning)  
Planning Service

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### NOTIFICATION TO APPLICANT

#### APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application\*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For all other applications, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- **Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.**
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission 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.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

**\*Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

### **PURCHASE NOTICES**

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.