



Application: 20220841

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

NOTIFICATION OF REFUSAL OF PERMISSION TO DEVELOP LAND

To: **Mrs Suzanne Kemal
C/O Mr Rustem Konakli, A1 Planning Portal
Flat 1 Roden Court
115 Hornsey Lane
London
N6 5EF**

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:

**Sunny Slope
Longfield Avenue
Gravesend
Longfield
Kent
DA3 7LA**

and being **erection of a single storey extensions to both sides of the property with hip to gable design on each side, and velux skylights on loft area for extra ventilation and liveable space.**

Your application dated 14th September 2022 is refused on the following grounds:-

1. The proposed extensions, porch and dormer, due to their size and massing would be inappropriate development in the Green Belt as they would result in disproportionate additions over and above the size of the original dwelling, harming the openness of the Green Belt. In the absence of any very special circumstances to outweigh the harm to the Green Belt, the proposal would be contrary to Saved Policy C13 of the Gravesham Local Plan First Review 1994, Policy CS02 of the Gravesham Local Plan Core Strategy 2014 and Section 13 of the National Planning Policy Framework 2021.
2. The proposed extensions, porch and dormer, due to their size, height and appearance would result in a wide, bulky and incongruous form of development that is not subservient to the original dwelling and is detrimental to the character of the area and wider street scene contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para 130 of the National Planning Policy Framework 2021.

INFORMATIVES:-

1 SUBMITTED DRAWINGS

For the avoidance of doubt the submitted drawings are:

Application form
Site location plan

Block Plan (proposed)
Drawing no. 04 (proposed elevations)
Drawing no. 03 (proposed elevations)
Drawing no. 04 (proposed floor plan)
Drawing no. 02 (existing floor plan)
Drawing no. 01 (existing elevations).

2 PLANS

The plans submitted contain some anomalies. The rear dormer is shown on the rear elevation but is not shown on the side elevations. The front porch is not shown on the floor plans. The two windows in the western flank either side of the chimney are not shown on the floor plans. There are no floor plans for the first floor. Any subsequent application must contain all the missing information.

3 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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 way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance, the changes required to make the application acceptable were too significant to be dealt with within timeframe of this application. The Council offer a pre-application advice service and this was not utilised by the applicant.

Dated: 2 November 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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.