

Application: 20231080

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

NOTICE OF REFUSAL TO APPROVE DETAILED PLANS AND PARTICULARS
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To: **Mr Lewis Brown
C/O Miss Amber Warner, Barron Edwards Ltd
Whitehall Place
47 The Terrace
Gravesend
Kent
DA12 2DL**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **REFUSED TO APPROVE** detailed plans and particulars submitted on 23rd October 2023 in accordance with conditions 5(i) and (ii), 6, 14 and 16 of the Notification of Grant of Planning Permission reference 20220175 to Develop Land dated 30 May 2022 in respect of:-

Erection of a two-bed detached two-storey house within the curtilage of 18 Marks Square with associated amenity space and formation of vehicle access and one parking space at front.

at: **18 Marks Square
Northfleet
Gravesend
Kent
DA11 7HU**

and being **5(i) External facing materials, 5(ii) Surface treatments and finishes to vehicle parking areas, pedestrian accesses, steps and stairs and all other amenity areas, (6) Boundary treatments to both existing and new dwelling, (14) Soft landscaping and (16) Refuse storage for the new dwelling.**

And that the grounds for such refusal are:-

1. Due to insufficient, unclear and inaccurate information being submitted (and due to existing unauthorised works at the application site) the impacts of the details submitted pursuant to conditions 5(i) and (ii), 6, 14 and 16 attached to planning permission 20220175 cannot be fully assessed and as such, the conditions cannot be discharged.
2. The details submitted pursuant to condition 5 of planning permission 20220175 provide insufficient information in relation to the surfacing of the proposed development and the brick/render specifications for the proposed boundary walls. As such, the proposed development may be detrimental to visual amenity and highway safety and be contrary to Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014) and to the Householder Extensions/Alterations Design Guide (2021).
3. The details submitted pursuant to condition 6 of planning permission 20220175 would result in boundary treatments that would be detrimental to highway safety and residential amenity and could be detrimental to visual amenity. Furthermore, insufficient information has been submitted in relation to the exact extent of each boundary treatment, the boundary

treatments at the side of the property (on either side of the dwelling by the side accesses) and the brick/render specification for the proposed walls. As such, the proposed development would be contrary to Policies CS11 and CS19 of the Gravesham Local Plan Core Strategy (2014) and to the Householder Extensions/Alterations Design Guide (2021).

4. The details submitted pursuant to condition 14 of planning permission 20220175 lack information and variety in terms of the proposed planting, leading to a development that would not sufficiently enhance biodiversity and may be detrimental to highway safety. As such, they would be contrary to Policies CS11, CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014) and to the Householder Extensions/Alterations Design Guide (2021).

INFORMATIVES:-

1 SUBMITTED DRAWINGS AND DOCUMENTS

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

Approval of details reserved by condition form;
Drawing no. 006 Rev. A Landscaping plan;
Drawing no. 006 Rev. A Landscaping plan with maintenance details;
Drawing no. 006 Rev. A Refuse storage;
Drawing no. 007 Rev. A Proposed street scene and boundary treatment information; and
Schedule of External facing materials.

2 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) 2018, 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 application is not in accordance with the Development Plan for the area and cannot be supported.

Dated: 14 December 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

Your attention is drawn to the following notes

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.