



Application: 20250853

**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
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To: **Mr Pretam Singh
C/O Alan Penfold, Penfold Project Services
Epmarket
Wrotham Road
Meopham
DA13 0JH**

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:

**Lenton Garth
Racefield Close
Shorne
Gravesend
Kent
DA12 3EL**

and being **Demolition of existing dwelling and erection of a self-build detached 6 bedroom dwelling with detached garage forming garage, gym, workshop and store, erection of fence to boundary and associated landscaping.**

Your application dated 27th August 2025 is refused on the following grounds:-

1. By virtue of the significant increase in external footprint and height over the existing property, the proposed replacement dwelling and detached garage would result in a form of development that does not respect its location. The scale and bulk of the dwelling, together with the materials palette, is incongruous and would result in a development that is imbalanced and disproportionate when compared to the existing built form of the site and would be highly visible from the street scene and not in keeping with the character of the area. As such, the proposal is contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (LPCS) and Section 12 of the NPPF (2024).
2. The proposed replacement dwelling and garage will have an adverse cumulative impact on the openness of the Shorne Woodlands Landscape Character Area, by virtue of disproportionate scale and increase in overall external footprint, height and bulk which would be highly visible from the street scene and surrounding area. Therefore, the proposal is contrary to the Design Guidance SPD (2021), Policy CS19 of Gravesham's Local Plan Core Strategy (2014), saved Policy C13 of the Gravesham Local Plan First Review (1994), as well as Section 12 of the National Planning Policy Framework (2024).

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Planning Application Form;
Drawing No. 1001 - Plans & Elevations As Existing;
Drawing No. 1002 - Plans & Elevations As Proposed;
Drawing No. 1003 - Site Location Plan;
Drawing No. 1004 - Detached Garage Details;
Drawing No. 1005 - Block Plan As Existing;
Drawing No. 1006 - Block Plan As Proposed;
Drawing No. 1007 - Block Plan - Landscaping & External Works As Proposed;
Supporting Information - BNG Self Build;
Supporting Information - Schedule of Proposed Materials; and
Supporting Information - Design and Access Statement.

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 39 of the National Planning Policy Framework (NPPF) 2024, 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.

Preapplication advice was not sought prior to the submission of this application and the proposal would not accord with local and national planning policy.

Dated: 22 October 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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.