

Application: 20211137

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

To: **Mr Sanjeet Parmar
C/O Mr David Meaney
DKM Consultants Ltd
82 Longfellow Road
Gillingham
Kent
ME7 5QQ**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 15th September 2021 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being

The proposed erection of a single storey side extension

at **40 Goodwood Crescent
Gravesend
Kent
DA12 5EL**

WOULD NOT HAVE BEEN LAWFUL within the meaning of the said Act and, thus, application for planning permission in respect thereof must be made and planning permission obtained before any such proposals can be carried out.

The grounds for this determination are as follows:

The proposed side extension fails to comply with Article 3, Part 1, Class A (d) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, because the height of the eaves of the part of the dwellinghouse enlarged would exceed the height of the eaves of the existing dwellinghouse. Therefore, the development proposed requires planning permission.

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the developer provided the following information to the Local Planning Authority to assist in the consideration of this application;

Application form received 15 September 2021.

Drawing no. DKM/3400/04 rev 01 (existing plans) received 15 September 2021.

Drawing no. DKM/3400/03 rev 01 (existing block plan) received 15 September 2021.

Drawing no. DKM/3400/01 rev 02 (proposed block plan) received 15 September 2021.

Drawing no. DKM/3400/05 rev 02 (proposed elevations) received 15 September 2021.

Drawing no. DKM/3400/02 rev 01 (OS plan) received 15 September 2021.

Dated: 1 October 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Your attention is drawn to the following notes:

NOTES

1. Any person who wishes to appeal –

(a) against a determination of the Council under Section 195 of the Act; or

(b) on the failure of the Council to give notice of their decision within 8 weeks of the date of the application

shall give notice of the appeal to the Secretary of State within **six months of the decision or of the expiry of the appropriate period allowed under Article 33 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 for giving such notice (two months)**, as the case may be, or such longer period as the Secretary of State may at any time allow.

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.

2. Such person shall also furnish to the Secretary of State a copy of the following documents:-

(i) the application;;

(ii) all relevant plans, drawings, particulars and documents submitted with the application;

(iii) the notice of the decision or determination, if any;

(iv) all other relevant correspondence with any Local Planning Authority.