



RECLPZ

Application: 20220493

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

To: **Mr A Rai
C/O Mr J Bolton, Synergy
The Office
The Larches
Higham
Rochester
Kent
ME3 7NQ**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 9th May 2022 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 extension to the existing garden building for use as storage and garden room

at **369 Singlewell Road
Gravesend
Kent
DA11 7RL**

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:

1. The overall height of the outbuilding would exceed 2.5 metres within 2 metres of the boundary of the curtilage, and therefore the proposal does not fall within the limits of permitted development as set out in Article 3, Schedule 2, Part 1, Class E, paragraph (e) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal therefore requires planning permission.

INFORMATIVES:-

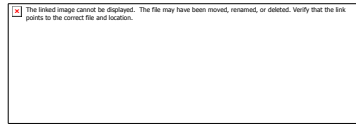
1 SUBMITTED DRAWINGS/DOCUMENTS

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

Application form;
Covering letter dated 5 May 2022;
Google Earth image from 2015;
Drawing no. 22/366/01 Existing outbuilding; and
Drawing no. 22/366/02 Proposed outbuilding.

Dated: 27 June 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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.