



Application: 20221170

**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: **Mr Jasbir Dosanjh
C/O Mr Herjindur Channa
Picaroons
Maidstone Road
Platt
Kent
TN15 8LB**

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:

**1 Sirdar Strand
Gravesend
Kent
DA12 4LP**

and being **Erection of a two storey side extension and part two storey and part single storey rear extension. Erection of a double garage with electric charging point in the rear garden, the incorporation of amenity land into the residential curtilage.**

Your application dated 6th January 2023 is refused on the following grounds:-

1. The development is considered to be poor design with an excessive footprint and would result in a bulky, disproportionate, incongruous addition to the site that is not subordinate or sympathetic to the existing dwelling. In addition the development fails to respond to the context of the area and would disrupt surrounding building lines, street pattern and established amenity area. Furthermore, the proposal is considered to be excessive overdevelopment of the site that would be highly visible from the public vantage point, especially given the prominent corner location of the site. As such, the proposal is contrary to Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2021).
2. The size and bulk of the proposed development would have an oppressive effect and cause a sense of enclosure and loss of outlook for neighbouring properties. The proposal is contrary to Gravesham's Householder Extensions/Alterations Design Guide (Design SPG) (2021), Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (2021).
3. The off-street parking provision in terms of layout, lack of pedestrian visibility splays and high boundary fence is contrary to Gravesham's adopted Supplementary Planning Guidance; SPG 4 - KCC Parking Standards (2006).

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Supplementary Information - Design and Access Statement;
Drawing No. 01B - Block plans - Existing and Proposed with OS Plan;
Drawing No. 02 - Ground and First Floor Plans - Existing;
Drawing No. 03 - Ground Floor Plan - Proposed
Drawing No. 04 - First Floor plan - proposed
Drawing No. 05B - Side Elevation - Existing and Proposed
Drawing No. 06B- Front and Rear Elevations - Existing and Proposed;
Drawing No. 07 - Other Side Elevations - Existing and Proposed;
Drawing No. 08A - Garage Floor Plans and Elevations - Proposed; and
Drawing NO. 09 - Sewer Layout.

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) 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 proposal is contrary to Local and National Planning Policy and cannot be supported. Furthermore, this current application has not addressed the concerns raised in the delegated report for refused application 20220920 or sought further pre-application advice prior to submission of this current application.

Dated: 28 February 2023

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.
- **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:

- 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
- 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 –

- an application for change of use;
- 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.