



Application: 20230540

**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: **Chris Aujeet
C/O Mr Keith Chandler, Keith Chandler Ltd
37 Glenthorne Ave
Croydon
CR0 7ET**

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:

**4 Tradescant Drive
Meopham
Gravesend
Kent
DA13 0EE**

and being **Erection of a first floor side extension to form an annex along with part of ground floor level.**

Your application dated 22nd May 2023 is refused on the following grounds:-

1. The proposed annex would not be ancillary to the host dwelling and would create a unit of accommodation that would not be functionally connected to the residential use of the main planning unit and as such would easily lend itself to separate occupation harmful to the character of the area and amenity contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).
2. The proposed first floor side extension would not be a subservient addition and in combination with the significant amount the property has already been extended it would result in an overly dominant dwelling which would not respect the scale or character of the original host dwelling nor the streetscene it is situated in but would cause harm. As such in respect of design, character and appearance the proposal is considered contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).
3. The proposed annex would provide undersized internal space for future occupiers therefore providing poor living conditions for future occupiers harmful to their amenity. As such in respect of design, character and appearance the proposal is considered contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 DECISION PLANS

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

- o Application form;
- o Location Plan;
- o Drawing no. LOCPLAN/01 - Proposed Block Plan;
- o Drawing no. LOCPLAN/01 - Location Plan;
- o Drawing no. TP/BR/01 - Existing Ground Floor Plan;
- o Drawing no. TP/BR/02 - Existing First Floor Plan;
- o Drawing no. TP/BR/05 - Proposed Ground Floor Plan;
- o Drawing no. TP/BR/06 - Proposed First Floor Plan;
- o Drawing no. TP/BR/03 - Existing Roof Plan;
- o Drawing no. TP/BR/07 - Proposed Roof Plan;
- o Drawing no. TP/BR/04 - Existing Elevations;
- o Drawing no. TP/BR/08 - Proposed Elevations;
- o Drawing no. BLOCPLAN/01/A - Existing Block Plan
- o Photographs.

2 STATEMENT OF POSITIVE AND PROACTIVE

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 manner. In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

Dated: 17 July 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:

- (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.