



Application: 20240766

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

To: **Mr Craig Main
C/O Mrs Sonia Rajaratnam, Gill Sterling
Whitehall Place
47 The Terrace
Gravesend
DA12 2DL**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 21st August 2024 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being:-

Application for a Proposed Lawful Development Certificate in respect of erection of single storey side extension.

at **Purvil Wood Cottage
Leywood Road
Meopham
Gravesend
Kent
DA13 0UH**

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 single storey side extension fails to comply with A.2 (a) and (b) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the proposed development would extend beyond a wall forming a side elevation of the original dwellinghouse and would use rendered walls. A.2 (a) and (b), does not permit such development on Article 2(3) land. This site is on Article 2 (3) as it is in the Kend Downs National Landscape (Formerly known as an Area of Outstanding Natural Beauty).

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

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

Application Form
001 A - Existing Block Plan, Proposed Block Plan, Location Plan
002 A - Existing Elevations, Existing Floor Plan
003 A - Proposed Elevation, Proposed Floor Plan
Cover Letter

Dated: 8 October 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.

- **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>

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.