



Application: 20241103

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

NOTICE OF REFUSAL TO APPROVE DETAILED PLANS AND PARTICULARS
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To: **Mr Kuldeep Singh Kandola
C/O Mr Tony Angeletta
11 Joydens Wood Road
Bexley
DA12 5QF**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **REFUSED TO APPROVE** detailed plans and particulars submitted on 6th December 2024 in accordance with conditions 3, 4 and 5 of the Notification of Grant of Planning Permission reference 20240284 to Develop Land dated 23 May 2024 in respect of:-

Demolition of existing dwelling house and erection of new 4 bedroom dwelling house.

at: **12 Brenchley Avenue
Gravesend
Kent
DA11 7RQ**

and being **Application for approval of condition 3, 4 and 5 attached to planning permission reference number 20240284 relating to details and/or samples of all external facing materials to be used on the dwelling hereby approved, including Juliet balcony details, full details of hard landscaping and surface finishes for the front garden, including details of a porous car parking area and any screening or boundary treatment by walls, fences or other means and any steps and details of a soft landscaping scheme for the front garden.**

And that the grounds for such refusal are:-

- 1 Insufficient information has been submitted in relation to the hard landscaping and surface finishes of the front garden, along with no details of any boundary treatments. It would also not be appropriate to hard pave such a large proportion of the front garden. As such the details submitted in pursuance to Condition 4 are inadequate and the proposed development therefore fails to protect visual amenity or safeguard highway safety and is contrary to Policy CS19 of the Gravesham Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2024.
- 2 Insufficient information has been submitted in relation to soft landscaping with no details provided of the proposed planting, species or aftercare. As such the details submitted pursuant to Condition 5 are inadequate and the proposed development therefore fails to protect visual amenity, secure a satisfactory standard of appearance and ensure no net loss of biodiversity, and is therefore contrary Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

- 1 **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 39 of the National Planning Policy Framework (NPPF) 2024, 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.

Dated: 23 January 2025

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

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**.
- **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.**
- 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.