



REFULZ

**Application: 20220634**

**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 Dan Packman  
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 Acts, has **REFUSED TO PERMIT** development of land situate at:

**1 Leander Drive  
Gravesend  
Kent  
DA12 4NF**

and being **Erection of a two storey side extension and creation of a vehicular crossover with associated hardstanding area.**

Your application dated 16th June 2022 is refused on the following grounds:-

1. The extended property will be poor design by virtue of the bulk, massing and materials that result in a proposal which is harmful to the appearance of the property and character of the street scene. The site is situated on a prominent corner location and the development is not set in from the rear elevation or set down from the rear roof. Furthermore, the rendering of the entire existing dwelling and new proposed extension is not in keeping with the street scene and disrupts the character of the local area. As such, the proposal is contrary to key design principles set out in Gravesham's Design SPD (2021) and fails to accord with Policy CS19 (LPCS) and Section 12 NPPF (2021).
2. The proposed hardstanding reduces the soft landscaping to the front of the dwelling which positively contributes to the character and appearance of both the host dwelling and wider street scene, as well as resulting in a net loss of biodiversity. The development would reduce the quality of the street scene, giving it a harsh and overdeveloped appearance. Therefore, the development is contrary to Policies CS12 (Green Infrastructure) and CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014, as well as the Section 12 (Achieving Well-Designed Places) and Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (2021).
3. The proposed vehicular access would be an additional access that is not demonstrated to be required and would, by virtue of proximity to the mini roundabout and junction, present a risk to highway safety. Therefore, the proposal is contrary to KCC Vehicle Crossing and Self Assessment October 2018, Gravesham's Householder Extensions/Alterations Design Guide (2021), SPG 4 - KCC Parking Standards (2006), Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core

## INFORMATIVES:-

### 1 DECISION PLANS

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

Drawing No. JP/01 - Block Plan - Existing and Proposed;  
Drawing No. JP/02 - Ground and First Floor Plan - Existing;  
Drawing No. JP/03 - Elevation - Existing;  
Drawing No. JP/04 - Ground Floor Plan - Proposed;  
Drawing No. JP/05 - First Floor Plan - Proposed;  
Drawing No. JP/06 - Elevations - Proposed;  
Drawing No. JP/07 - Front Elevation - Proposed;  
Drawing No. JP/08 - Rear Elevation - Proposed;  
Drawing No. JP/09 - Side Elevation - Proposed;  
Drawing No. JP/10 - OS Plan;  
Drawing No. JP/11 - Frontage - Existing; and  
Drawing No. JP/12 - Frontage - Proposed.

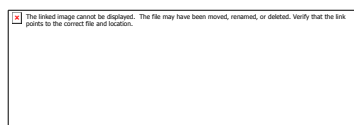
### 2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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.

The proposal is contrary to Local and National Planning Policy and could not be supported.

Dated: 9 August 2022

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU



## 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:

- 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.