



Application: 20230551

**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
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To: **Ms Natalie Saunders
3 Reynolds Cottages
Henley Street
Luddesdown
Gravesend
Kent
DA13 0XB**

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:

**3 Reynolds Cottages
Henley Street
Luddesdown
Gravesend
Kent
DA13 0XB**

and being **erection of a single storey rear extension and a two storey side extension to create a five bedroom house.**

Your application dated 12th June 2023 is refused on the following grounds:-

1. The proposal, by virtue of its proposed size, scale, massing and form, would be inappropriate development in the Green Belt, as it would result in disproportionate, dominant and bulky additions over and above the size of the original dwelling and harm the openness of the Green Belt. In the absence of any very special circumstances to clearly outweigh the harm to the Green Belt, the proposal would be contrary to Policy CS02 of the Gravesham Local Plan Core Strategy (2014), Saved Policy C13 of the Gravesham Local Plan First Review (1994) and to Section 13 of the National Planning Policy Framework (2021).
2. The proposed development will add significant and disproportionate bulk to the property, by virtue of extensions that are not subordinate or subservient, dominating the original property and are harmful to its character. As such the proposal is considered incongruous and poor design that is contrary Policy CS19 of Gravesham's Local Plan Core Strategy (2014), Gravesham's Householder Design Guidance SPD (2021) and Section 12 of the National Planning Policy Framework (2021).
3. The proposed side extension is an unneighbourly form of development that would result in material harm to the amenity of adjoining occupiers, which by virtue of its scale and height close to the boundary and ground floor flank windows on the neighbouring property would create an unacceptable sense of enclosure, poor outlook and unacceptable overshadowing of a habitable room. As such, the development is harmful to the amenity of the adjoining neighbour and is contrary to Policy CS19 (Development

and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).

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 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.

2 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

Application Form - dated 19/05/2023;
Ordnance Survey Site Location Plan (scale - 1:1250);
Drawing no. 2023/04/000 - Rev. A - Existing Ground Floor Plan;
Drawing no. 2023/04/001 - Rev. A - Proposed Ground Floor Plan;
Drawing no. 2023/04/002 - Rev. A - Existing First Floor Plan;
Drawing no. 2023/04/003 - Rev. A - Proposed First Floor Plan;
Drawing no. 2023/04/004 - Rev. A - Existing Front Elevation;
Drawing no. 2023/04/005 - Rev. A - Proposed Front Elevation;
Drawing no. 2023/04/006 - Rev. A - Existing Rear Elevation;
Drawing no. 2023/04/007 - Rev. A - Proposed Rear Elevation;
Drawing no. 2023/04/008 - Rev. A - Existing Side Elevation (East);
Drawing no. 2023/04/009 - Rev. A - Proposed Side Elevation (East);
Drawing no. 2023/04/010 - Rev. A - Existing Side Elevation (West);
Drawing no. 2023/04/011 - Rev. A - Proposed Side Elevation (West);
Drawing no. 2023/04/012 - Rev. A - Existing Roof Plan;
Drawing no. 2023/04/013 - Rev. A - Proposed Roof Plan;
Drawing no. 2023/04/014 - Rev. A - Existing Block Plan (scale - 1:200);
Drawing no. 2023/04/015 - Rev. A - Proposed Block Plan (scale - 1:200);
Drawing no. 2023/04/016 - Rev. A - West Elevation of Neighbour (no.2 Reynolds Cottages).

Dated: 7 August 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.