

Application: 20250437

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

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| <b>NOTIFICATION OF REFUSAL OF PERMISSION TO DEVELOP LAND</b> |
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To: **Mr Jag Thind, J5 Property Ltd  
C/O Mr Raj Bhatti  
25 Cloonmore Avenue  
Orpington  
Kent  
BR6 9LE**

**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:

**59 Central Avenue  
Gravesend  
Kent  
DA12 5AN**

and being **Part demolition and extension to existing rear garage. Demolition of existing rear extension. Erection of part two storey rear extension. Erection of two storey side extension and additional parking to the rear. Alterations to fenestration.**

Your application dated 14th May 2025 is refused on the following grounds:-

1. The proposal is not considered to be subservient or sympathetic to the character and appearance of the host dwelling or wider street scene and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be harmful to the visual amenity of the area and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (NPPF) (2024).

**INFORMATIVES:-**

**1 DECISION PLANS**

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

Application Form Dated 01/05/2025;  
Supplementary Information - Cover Letter;  
Supplementary Information - Design and Access Statement;  
Supplementary Information - Planning Statement;  
Site Location Plan;  
Block Plan - Existing;  
Block Plan - Proposed;  
Drawing Number 2498-001 (Ground Floor Plan - Existing);  
Drawing Number 2498-002 (First Floor Plan - Existing);  
Drawing Number 2498-003 (Roof Plan - Existing);

Drawing Number 2498-004 (Elevations - Existing);  
Drawing Number 2498-005 (Site Plan - Existing);  
Drawing Number 2498-006 Rev 1 (Site Plan - Proposed);  
Drawing Number 2498-007 Rev 1 (Ground Floor Plan - Proposed);  
Drawing Number 2498-008 Rev 1 (Floor Plan - Proposed);  
Drawing Number 2498-009 Rev 1 (Roof Plan - Proposed);  
Drawing Number 2498-010 Rev 1 (Elevations - Proposed);  
Drawing Number 2498-011 (Garage Elevations - Proposed); and  
Drawing Number 2498-012 (Garage Floor Plans - Proposed).

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

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

Dated: 8 July 2025

Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

*Shazad Ghani*  
MPhil, MA, BA (Hons)  
Head of Planning  
Planning Service

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### 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.