

20260130

I attended the planning committee meeting dated 14/01/2026 and noted the comments from Councillor Aaron Elliott pertaining to application 20250557. His comments are still relevant to application 20260130.

In summary, Councillor Aaron Elliott commented on the over development of the site based on the submitted plans and google maps. Councilor Elliott drew attention to the lines of the building as they would originally have been and pointed out that the **current garden plot is less than one third of the original garden space and that this will be further reduced by this application (20250557)**, agreeing with the planning officers that the application should be refused.

The refusal of Planning Application 20250557 is also relevant to application 20260130.

Please see reasons for refusal given below.

"The proposed increase in depth of the built form along the northern boundary will result in a development out of scale and appearance with the surrounding properties and outbuildings therefore introducing a dominant building with a non-domestic appearance detrimental to the enjoyment of the gardens of neighbouring properties and the character of the surrounding area contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and para. 135f of the National Planning Policy Framework 2024."

The applicants use of "Permitted development rights" is making a mockery of planning regulations in an attempt to circumvent GBC own Planning departments recommendations.

Application 20260130 as with its predecessor 20250557 should be refused.