



Application: 20240304

**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: **Mr Sukhwant Nagra
C/O Mr Manahil Khan, Sanaa Designs
18 Grenadier Close
Rainham
Kent
ME8 8NQ**

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:

**12 Peach Croft
Northfleet
Gravesend
Kent
DA11 8ST**

and being **Erection of a single storey front infill extension, erection of a part single storey, part two storey rear extension, and an increase in roof ridge height, incorporating the construction of a dormer extension in the rear roof slope, installation of rooflights in the front roof slope and conversion of the roof space to form an additional bedroom with ensuite.**

Your application dated 17th April 2024 is refused on the following grounds:-

1. The proposed extensions for this application, cumulatively, are considered poor design, that would result in a bulky, disproportionate and incongruous dwelling that would not be considered to conserve and enhance the character of the local built environment or integrate well within the local area. As such, the proposed development is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).
2. The proposal fails to provide sufficient privacy distance and would result in a substandard garden size post development, to the detriment of the amenity of future occupiers. As such, the proposal fails to safeguard neighbouring amenity, contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).
3. The inadequate privacy distance between the development and neighbouring properties would detrimentally impact neighbouring privacy. As such, the proposal fails to safeguard neighbouring amenity contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), and Section 12 of the National Planning Policy Framework (NPPF) (2023).

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
OS Plan (received on 02.04.24);
Drawing No. PL-12PC-SD100 - Floor Plans - Existing;
Drawing No. PL-12PC-SD101 - Elevations - Existing;
Drawing No. PL-12PC-SD102 - Ground Floor Plan - Proposed;
Drawing No. PL-12PC-SD103 - First Floor Plan - Proposed;
Drawing No. PL-12PC-SD104 - Loft Plan - Proposed;
Drawing No. PL-12PC-SD105 - Elevations - Proposed;
Drawing No. PL-12PC-SD106 - Cross Section AA - Proposed;
Drawing No. PL-12PC-SD107 - Block Plan - Existing and Proposed; and
Drawing No. PL-12PC-SD108 - Cross Section Plan - Existing.

2 STATEMENT OF POSITIVE AND PROACTIVE

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) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative manner. In this instance the proposal is contrary to Local and National Planning Policy and cannot be supported.

Dated: 30 May 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.