



Application: 20211455

**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: **Max Goldsmith
C/O Mr Dan Butler, ArchiTechnology.Design
179 Edwin Road
Rainham
ME8 0AH**

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:

**Pine Glen
David Street
Meopham
Gravesend
Kent
DA13 0BT**

and being **Erection of a roof extension involving the raising of the existing roof, the construction of four front and four rear dormer windows, installation of solar panels to front roof slope, a glazed two storey front porch extension and a two storey glazed rear extension.**

Your application dated 29th November 2021 is refused on the following grounds:-

1. The proposed roof alterations by virtue of scale, bulk and massing would be a disproportionate addition to the original dwelling, which would harm the openness of the Green Belt. The proposal also fails to constitute good design and results in an unbalanced development. In the absence of any very special circumstances that clearly outweigh this harm, the proposal would be contrary to Policies CS02 and CS19 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy C13 of the Gravesham Local Plan First Review (November 1994) and Section 13 of the National Planning Policy Framework (2021).
2. The proposed extensions by virtue of their scale, bulk and massing would create a larger and more prominent dwelling which would have an adverse impact on the landscape character of the Harvel Wooded Downs Landscape Character Areas. As such the proposal would be contrary to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (September 2014) and section 15 of the National Planning Policy Framework (2021).

INFORMATIVES:-

1 DECISION PLANS

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

- o Application Form Received 26/11/2021
- o Existing/Proposed Block Plans Received 14/01/2022;
- o Site Location Map Received 14/01/2022;
- o Existing/Proposed Floor Plans Received 14/01/2022;
- o Existing/Proposed Elevations Received 14/01/2022;
- o 3D images Received 14/01/2022;
- o Proposed Roof Plan Received 12/01/2022.

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.

In this instance the application was contrary to Local and National Planning Policy and could not be supported.

Dated: 24 January 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:

- (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.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.