



Application: 20211076

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

To: **Dona & Samantha Vego-William
C/O Mr Kumbirai Chanakira, Mac Designers Ltd
Innovation Studios,
Unit 4
Canal Road
Strood
Rochester
ME2 4DT**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 15th October 2021 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being

Application for Lawful Development Certificate for proposed extension and conversion of detached garage to one bedroom annex.

at **2 Bellman Avenue
Gravesend
Kent
DA12 1RE**

WOULD NOT HAVE BEEN LAWFUL within the meaning of the said Act and, thus, application for planning permission in respect thereof must be made and planning permission obtained before any such proposals can be carried out.

The grounds for this determination are as follows:

The proposed extension and conversion of the detached garage fails to comply with the Parameters set out in Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. The extended outbuilding will contain primary living accommodation and will not be incidental to the enjoyment of the dwellinghouse.

Therefore, the application cannot be supported, a lawful development certificate is refused And planning permission is required.

INFORMATIVES:-

1 PLANS 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 26/08/2021;
Drawing no. A100 - Site Location and Block Plan;
Drawing no. A101 - Existing Floor Plans;
Drawing no. A102 - Existing Elevations;
Drawing no. A103 - Proposed Floor Plans;

Drawing no. A104 - Proposed Elevations;
Drawing no. A105 - Proposed Sections.

Dated: 10 December 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Your attention is drawn to the following notes

Gravesham Borough Council

NOTES

1. Any person who wishes to appeal –

(a) against a determination of the Council under Section 195 of the Act; or

(b) on the failure of the Council to give notice of their decision within 8 weeks of the date of the application

shall give notice of the appeal to the Secretary of State within **six months of the decision or of the expiry of the appropriate period allowed under Article 33 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 for giving such notice (two months)**, as the case may be, or such longer period as the Secretary of State may at any time allow.

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.

2. Such person shall also furnish to the Secretary of State a copy of the following documents:-

(i) the application;;

(ii) all relevant plans, drawings, particulars and documents submitted with the application;

(iii) the notice of the decision or determination, if any;

(iv) all other relevant correspondence with any Local Planning Authority.