



Application: 20220933

**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

To: **Ms Elizabeth Clements, PI Studio International Ltd
C/O Miss Priya Ilangovan, PI Studio International Ltd
17 Southspring
Kent
DA15 8EA**

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:

**3 Stacey Close
Gravesend
Kent
DA12 5TD**

and being **Erection of single storey side extension, garage conversion, linking garage to main house, rear dormer extension with a part two-storey section.**

Your application dated 30th August 2022 is refused on the following grounds:-

1. The proposed side elevation is considered to be an inappropriate addition in terms of the design and would be harmful to the appearance of the existing dwelling and wider area. In addition to this, the proposed rear dormer is also considered to be inappropriate in terms of size and design and harmful to the appearance of the existing dwelling and wider area. Therefore, the application is considered to be contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (2021) and Policy CS19 of the Core Strategy and paragraph 130 of the NPPF (2021).

INFORMATIVES:-

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

Application Form Dated 24/08/2022;
Drawing Number 3SC-PL-05 (Site Location Plan);
Drawing Number 3SC-PL-06 (Block Plan - Existing and Proposed);
Drawing Number 3SC-PL-03 (Elevations - Existing);
Drawing Number 3SC-PL-04 Rev 01 (Revised - Elevations and Sections - Proposed);
Drawing Number 3SC-PL-01 (Floor Plans - Existing); and
Drawing Number 3SC-PL-02 Rev 00 (Revised - Floor Plans - Proposed).

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 is not in accordance with the Development Plan for the area or national policy, as set out in the National Planning Policy Framework (2021), and neither amendments to the proposals or the imposition of planning conditions would have acceptably mitigated those concerns. The application cannot be supported and has therefore been refused.

Dated: 20 October 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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.
- **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.