



Application: 20221357

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

To: **Mr C Martin
C/O Mr P Nicholls, Graham Simpkin Planning Ltd
2 The Parade
Ash Road
Hartley
Longfield
DA3 8BG**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 22nd December 2022 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being

the proposed erection of a single storey side extension and a detached outbuilding

at **Distarti
Rhododendron Avenue
Meopham
Gravesend
Kent
DA13 0TT**

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:

1. The proposed development fails to comply with the parameters set out in Schedule 2, Part 1, Classes A.1 (j) (iii), A.1 (ja) and E.1 (e) (ii) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. The side extension exceeds a width greater than half the width of the original dwelling and extends an existing extension, and the outbuilding exceeds 2.5m in height within 2m of the boundary.

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 20/12/2022;
Planning Statement (3704.PN) - dated 12/2022;
Drawing no. BDS-RA-P01 - Existing Plans, Elevations and Block Plan;
Drawing no. BDS-RA-P02 - Proposed Plans, Elevations and Block Plan;

Drawing no. BDS-RA-P03 - Site Location Plan (scale 1:1250);
Drawing no. BDS-RA-P100 - Existing and Proposed Block Plans, with Outbuilding Plans and Elevations.

Dated: 16 February 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Your attention is drawn to the following notes

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 2015 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.

- **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>

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.