



Application: 20240437

**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 David Marshall
C/O Mr Gregory Bunce, Prime Folio
129 Island Wall
Whitstable
CT5 1DY**

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:

**Hartland House
Sole Street
Cobham
Gravesend
Kent
DA12 3AY**

and being **Erection of second floor/roof extension and alteration including increase in ridge height and three dormer windows in rear roof slope, first floor front extension, two storey front extension, two storey side extension, single storey rear extension, front porch, fenestration changes and alterations to frontage including widening of driveway and enlargement of turning area.**

Your application dated 23rd May 2024 is refused on the following grounds:-

1. The scale, size and bulk of the proposed second floor/roof extension and the front two-storey extension would result in an excessively large and overly dominant development that would not remain subordinate to the host dwelling. In addition, the design of the development would be unsympathetic and not in keeping with the character and appearance of the host dwelling and neighbouring buildings. The proposal is therefore contrary to the National Planning Policy Framework (2023), Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and the Householder Alterations/Extensions Design Guide Supplementary Planning Document (2021).

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015 and paragraph 38 of the National Planning Policy Framework, the Local Planning Authority has approached the assessment and determination of this application in a positive and proactive manner and, where appropriate, has worked 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 contrary to local and national policy.

2 DRAWINGS AND DOCUMENTS

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

- o Planning application form.
- o Drawing no. 24-10-01 - Location Plan.
- o Drawing no. 24-10-02 - Site Layout Plans As Existing And Proposed.
- o Drawing no. 24-10-03 - Existing Elevations.
- o Drawing no. 24-10-04 - Existing Ground And First Floor Plan.
- o Drawing no. 24-10-05 - Existing Attic Floor And Roof Plan.
- o Drawing no. 24-10-06 - Proposed Ground And First Floor Plan.
- o Drawing no. 24-10-07 - Proposed Attic Floor And Roof Plan.
- o Drawing no. 24-10-08A - Proposed Elevations.
- o Drawing no. 24-10-09 - Existing And Proposed Sections And Fence Elevation.
- o Planning And Design Statement.

Dated: 1 July 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.