



Application: 20250705

**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: **Mr and Mrs S. Barker
C/O Mr Steve Baker, Steve Baker Architect
78 Pound Road
East Peckham
Tonbridge
Kent
TN12 5BJ**

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:

**11 Ryecroft
Gravesend
Kent
DA12 4QQ**

and being **Erection of two storey side extension with residential annexe at ground floor, conversion of garage into store room and formation of vehicle parking area to side/front.**

Your application dated 14th July 2025 is refused on the following grounds:-

1. The proposed development, by virtue of its size, bulk, design and the loss of open land, would not be subservient to the existing building and would be an urbanising, overdevelopment of the application site. As such, the proposal would be out of character with the existing building and the surrounding area, would be detrimental to the visual amenities of the street scene and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014), to Paragraph 135 of the National Planning Policy Framework 2024 and to the Householder Extensions/Alterations Design Guide 2023.
2. The proposed development, by virtue of the substandard levels of private amenity and bedroom space and its window design, would result in poor living conditions for future occupiers. The proposal would therefore be detrimental to residential amenity and contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014, to paragraph 135(f) of the National Planning Policy Framework (2024), to the Nationally Described Space Standards (2015) and to the Residential Layout Guidelines (June 2020).
3. The proposed development, by virtue of the inclusion of windows in the side elevation and their proximity to the front elevations of nos. 3 and 5 Ryecroft, would lead to a detrimental level of overlooking and an unacceptable loss of privacy for the occupiers of those properties. The proposal would therefore be detrimental to the residential amenity of the occupants of nos. 3 and 5 Ryecroft and would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy September 2014, to paragraph 135(f) of the

INFORMATIVES:-

1 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 39 of the National Planning Policy Framework (NPPF) 2024, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative manner. In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

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:

Householder Application for Planning Permission form;
Drawing no. 1000 Site location plan;
Drawing no. 1001 Existing block plan;
Drawing no. 1002 Site photographs;
Drawing no. 1010 Existing ground floor layout;
Drawing no. 1011 Existing first floor layout;
Drawing no. 1013 Existing roof plan;
Drawing no. 1020 Existing section AA;
Drawing no. 1030 Existing north elevation;
Drawing no. 1031 Existing south elevation;
Drawing no. 1032 Existing east elevation;
Drawing no. 1033 Existing west elevation;
Drawing no. 1101 Proposed block plan;
Drawing no. 1110 Proposed ground floor layout;
Drawing no. 1111 Proposed first floor layout;
Drawing no. 1113 Proposed roof plan;
Drawing no. 1121 Proposed section BB;
Drawing no. 1130 Proposed north elevation;
Drawing no. 1131 Proposed south elevation;
Drawing no. 1132 Proposed east elevation;
Drawing no. 1133 Proposed west elevation;
Letter from the agent dated 11 July 2025; and
Emails from the agent received 17 July 2025, 03 and 28 October 2025.

Dated: 6 November 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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**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:

- 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
- 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 –

- an application for change of use;
- 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.

