



RECLPZ

Application: 20220798

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

To: **Mr West
C/O Mr Joseph Steele, SK Architecture
7 Thurston Gate
Longthorpe
Peterborough
PE3 6SX**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 19th July 2022 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 a Lawful Development Certificate in respect of the proposed erection of a detached outbuilding for use as a games room, home office (non-commercial) and garden store and store room.

at **Cherry Hay
Wrotham Road
Meopham
Gravesend
Kent
DA13 0QQ**

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 Class E, E.1 (f) as the eaves of the outbuilding would exceed 2.50m. In addition, it is considered the outbuilding is not incidental to the main dwellinghouse by virtue of the excessive size of the proposed rooms. Moreover, the outbuilding footprint would exceed the main dwelling footprint by approximately 40sqm and therefore cannot be considered subordinate, or 'incidental.'
Therefore, the proposed development fails to comply with **THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**, and the **LAWFUL DEVELOPMENT CERTIFICATE is REFUSED**.

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

Application Form;
Drawing No. SKA CH 08 00 01 D00 - Site Location Plan;
Drawing No. SKA CH 08 00 02 D00 - Block Plan - Proposed;
Drawing No. SKA CH 08 00 03 D00 - Floor Plans - Proposed;

Drawing No. SKA CH 08 00 04 D00 - Block Plan - Existing;
Drawing No. SKA CH 08 70 01 D00 - Elevations - Proposed;
Supplementary Information - Drawing No. SKA CH 08 70 02 A01 - Exterior Proposed View; and
Supplementary Information - Covering Letter.

Dated: 11 August 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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 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.