

Application: 20250420

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

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

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 1st May 2025 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 Proposed Lawful Development Certificate; Erection of a single storey side/rear extension with a flat roof and associated works.

at **10 Court Lodge
Shorne
Gravesend
Kent
DA12 3EQ**

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:-

The proposed extension would extend beyond the rear wall of the original dwellinghouse by more than 4 metres and as such is contrary to the requirements of Class A.1 (f) i. 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 Dated 27/04/2025;
Supplementary Information - Cover Letter;
Supplementary Information - Site Photos - Existing;
Drawing Number 1000 (Site Location Plan);
Drawing Number 1001 (Block Plan - Existing);
Drawing Number 1010 (Ground Floor Plan - Existing);
Drawing Number 1011 (First Floor Plan - Existing);
Drawing Number 1013 (Roof Plan - Existing);

Drawing Number 1030 (Elevations - Existing);
Drawing Number 1101 (Block Plan - Proposed);
Drawing Number 1110 (Ground Floor Plan - Proposed);
Drawing Number 1111 (First Floor Plan - Proposed);
Drawing Number 1113 (Roof Plan - Proposed);
Drawing Number 1130 (Elevations - Proposed);
Drawing Number 1120 Rev A (Sections AA and BB - Proposed); and
Drawing Number 1120 Rev A (Sections AA and BB - Existing).

Dated: 23 June 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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 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.

- **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.