

**Application: 20211587**

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

To: **Mr Gary Horsfield  
C/O Ms Jillian Barr, Graham Simpkin Planning Ltd  
2 The Parade  
Ash Road  
Hartley  
Longfield  
Kent  
DA3 8BG**

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| <b>REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT</b> |
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**GRAVESHAM BOROUGH COUNCIL** has considered your application dated 29th December 2021 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 Lawful Development Certificate for proposed erection of a single storey outbuilding.**

at **Cedarwood  
Longfield Avenue  
Gravesend  
Longfield  
Kent  
DA3 7LA**

**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 outbuilding, due to its overall size, appearance, layout, facilities and location adjacent to the house, indicate an extension of the primary living space, or granny annex rather than an outbuilding intended for incidental use. The proposal is therefore not considered incidental to the enjoyment of the dwellinghouse and is not permitted under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and planning permission is required.

**INFORMATIVES:-**

**1 DECISION PLANS**

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

Application Form;  
Supplementary Information - Statement in Support of LDC;  
Drawing No. 01 - Site Location and Block plan;  
Drawing No. 02 - Existing Floor Plan;

Drawing No. 03 - Existing Elevations;  
Drawing No. 04 - Proposed Block Plan;  
Drawing No. 05 - Proposed Floor Plan;  
Drawing No. 06 - Proposed Elevations; and  
Drawing No. 07 - Existing House Floor Plans.

Dated: 23 February 2022

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 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.