



Application: 20240358

**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 Vidal Rollings Bull
20 Old Road West
Gravesend
Kent
DA11 0LJ**

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:

**20 Old Road West
Gravesend
Kent
DA11 0LJ**

and being **Demolition of front wall, creation of vehicle access and driveway to front with installation of a dropped kerb and associated works to pathway.**

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

1. Due to the introduction of hardstanding, retaining walls and subsequent alterations of the land levels, it has introduced a harsh urban development in place of soft landscaping, together with the loss of the feature wall and pathway, which contribute positively to the locality, is detrimental to the visual amenity of the street scene and character of the host dwelling and surrounding character of the area. The development is therefore contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014), Section 12 of the National Planning Policy Framework (NPPF) (2023) achieving well-designed and beautiful places and section 10.21 of the Householder Extensions/Alterations Design Guide (2021).
2. The constructed side boundary/retaining walls on the eastern side and on the northern side up to the property boundary with the footpath have removed all sight lines when exiting the driveway, obscuring views of both the footpath and highway. With no adequate vision splays, the development has resulted in a highway safety impact. The development is detrimental to highway safety and is therefore contrary to CS11 and CS19 of the Gravesham Local Plan Core Strategy 2014, Policy T5 Local Plan First Review (1994) and section 10.21 of the Householder Extensions/Alterations Design Guide (2021).
3. There is insufficient soft landscaping to mitigate the extent of biodiversity which has been removed. Accordingly, the development is contrary to Policy CS12 (Green Infrastructure) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (NPPF) 2023.

INFORMATIVES:-

1 DECISION PLANS

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

Planning Application Form;
Drawing No. 10 - Location Plan;
Drawing No. 11 - Existing and Proposed Block Plan;
Drawing No. 100 Rev A - Existing and Proposed Ground Floor Plan;
Drawing No. 200 - Existing and Proposed Elevations & Sections;
3D Creation Plans - Driveway/Dropped Kerb - Proposed;
Creation CAD Design Plan Cross Section; and
Description of Proposed Works.

2 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 38 of the National Planning Policy Framework (NPPF) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively 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 case, the development is contrary to local and national planning policy which could not be overcome.

Dated: 14 June 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.