



Application: 20241079

**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 A Smith
C/O Mr Cameron Chapman, DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent
ME14 3EN**

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:

**2 Church Cottages
Wrotham Road
Meopham
Gravesend
Kent
DA13 0AB**

and being **Demolition of existing garage and erection of new garage (including agricultural store) and reconfiguration of the property access.**

Your application dated 27th November 2024 is refused on the following grounds:-

1. The proposed replacement garage, by virtue of the resultant additional bulk, scale and massing, will result in a disproportionate addition that fails to complement the form of the existing Grade II Listed dwelling. The proposal represents a disproportionate addition with excessive scale, bulk and massing compared to the original garage, which will harm the openness of the Green Belt. Therefore the proposal would be inappropriate development in the Green Belt is contrary to Policies CS01 (Sustainable Development), CS02 (Scale and Distribution of Development) and CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), and Sections 13 and 15 of the National Planning Policy Framework (2024).
2. The proposed garage, by virtue of the resultant additional height, bulk, scale and massing, would not protect the integrity or the setting of the Grade II Listed building, known as 2 Church Cottages. The proposal would be contrary to Policy CS20 (Heritage and the Historic Environment) of the Gravesham Local Plan Core Strategy (2014), and Section 15 of the National Planning Policy Framework (2024).
3. By virtue of the resultant additional height, bulk, scale and massing, the proposed garage would result in a disproportionate addition that fails to preserve or enhance The Street, Meopham Rural Conservation Area. Therefore the proposal would be inappropriate development in the Conservation Area contrary to Policy CS20 (Heritage and the Historic

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

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

Planning Application Form;
Planning, Design, Access & Heritage Statement;
Drawing No. DHA/34788/01 - Site Location Plan;
Drawing No. DHA/34788/02 - Existing Site Layout Plan;
Drawing No. DHA/34788/03 - Existing Garaging, Floor Plan, Roof Plan & Elevations;
Drawing No. DHA/34788/04 - Proposed Site Layout Plan;
Drawing No. DHA/34788/05 - Proposed Garaging & Garden Storage Floor & Roof Plan; and
Drawing No. DHA/34788/06 - Proposed Garaging & Garden Storage Elevations & Section.

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 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 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 instance the application is not in accordance with the Development Plan for the area and cannot be supported, and the applicant/agent failed to engage with the formal pre-app service prior to submitting the application.

Dated: 22 January 2025

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.