

Application: 20250185

**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
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To: **Inderdeep Dadrah
C/O Mr Ibbad Stanakzai, Salstan Architects
Causeway House
13 The Causeway
Teddington
London
TW11 0JR**

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:

**14 Dene Holm Road
Northfleet
Gravesend
Kent
DA11 8LE**

and being **Erection of a two storey rear/side extension and first floor side extension above existing garage. Conversion of garage into habitable rooms. Re-position of front entrance with erection of front porch. Alterations to fenestration roof pitch, eaves and height.**

Your application dated 3rd March 2025 is refused on the following grounds:-

1. The proposed development represents overdevelopment of the site by virtue of its significant cumulative increase in scale, excessive height, poor and incongruent design, which would result in significant harm to the character of this area. The development is therefore considered to be harmful to the character of the area and would as a result fail to comply with the requirements of Policy CS19 of the Core Strategy 2014, and Section 12 of the Nation Planning Policy Framework (2024), in terms of design, character and appearance.
2. By virtue of the excessive scale and poor design, in particular to the roof changes and two-storey extensions, the scheme would result in harm to the living environment of future occupants of neighbouring property; 12 Dene Holm Road. The first-floor rear windows on this neighbour's property would experience a loss of light and overbearing bulk. The proposal represents an unneighbourly form of development which fails to provide a high standard of amenity for neighbouring sites which conflicts with the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and Section 12 of the National Planning Policy Framework (2024)
3. The proposed development by reason of its inability to demonstrate adequate levels of on site vehicle and cycle parking provision, would as a result be contrary to paragraphs 109 to 114 of the National Planning Policy Framework (2024), Saved Policies T1 and P3

INFORMATIVES:-

1 DRAWINGS/DOCUMENTS

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

Application Form

01 - Existing and Proposed Plans

02 - Existing and Proposed Plans

03 - Site and Block Plan

04 - Existing and Proposed Elevations

05 - Existing and Proposed Elevations

06 - Existing and Proposed Sections

07 - Existing and Proposed 3D Views

08 - Existing and Proposed 3D Views

09 - Existing and Proposed 3D Views

Fire Statement

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

Dated: 24 April 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.