



Application: 20240740

**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 Gurbax Kaur Sahota
C/O Mr Ryan Townrow, RT Drafting Solutions Ltd.
291 Main Road
Sidcup
Kent
DA14 6QL**

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:

**Land Adjacent To
53 Stanbrook Road
Gravesend
Kent
DA11 0JW**

and being **Demolition of existing garages and construction of new attached three-bedroom dwelling.**

Your application dated 5th December 2024 is refused on the following grounds:-

1. The design and layout of the proposed development would fail to conserve and enhance the character of the local built environment and would not integrate well with the local surrounding area. The proposal is also considered to constitute an overdevelopment of the site which would result in a cramped form of development out of keeping with the spatial character of the area. The proposal would therefore be harmful to the character and appearance of the site and the wider locality contrary to Policy CS19 of the Gravesham Local Plan Core Strategy and Section 12 of the National Planning Policy Framework (2024).
2. The proposal would result in a detrimental impact on the amenities of the existing occupiers of No. 53 Stanbrook Road in terms of substandard private amenity area, and a detrimental impact on the amenities of future occupiers of the new property in terms of substandard bedroom size and private amenity areas, contrary to the objectives of Policy CS19 of the Gravesham Local Plan Core Strategy September 2014 and paragraph 135(f) of the National Planning Policy Framework (2024).
3. The application fails to demonstrate that the proposed dwelling would be exempt from the requirement to deliver biodiversity net gain. There is insufficient information to demonstrate that the proposal would be capable of delivering appropriate biodiversity net gains. The development is contrary to the objectives Policy CS12 of the Gravesham Local Plan Core Strategy 2014, Section 15 of the National Planning Policy Framework (2024) relating to net gains for biodiversity, and Schedule 7A of the Town and Country Planning Act 1990.

4. The proposal fails to secure a contribution towards strategic mitigation measures within the Thames Estuary and Marshes SPA/Ramsar Sites to resolve disturbance issues to wintering birds, and in the absence of this contribution or any evidence to inform an appropriate assessment, the development fails to comply with the requirements of the Habitat Regulations and paragraphs 193 and 194 of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

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;
Drawing No. 001 - Existing Location & Block Plan;
Drawing No. 002 - Existing Floor Plans;
Drawing No. 003 - Existing Elevations & Section;
Drawing No. 004 - Proposed Floor Plans;
Drawing No. 005 - Proposed Elevations & Section;
Drawing No. 006 - Proposed Location & Block Plan; and
Photos.

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: 10 September 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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## **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:

- 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
- 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 –

- an application for change of use;
- 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.