

Application: 20250748

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

To: **Marie Holder
C/O Mr Aaron Basi, Planning-By-Design
167-169 Great Portland Street
London
W1W 5PF**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 25th July 2025 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being:-

Erection of single storey rear extension with roof lantern

at **16 Cygnet Gardens
Northfleet
Gravesend
Kent
DA11 7DN**

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:-

1. The proposed development fails to comply with A.1 (j) (iii), as the extension would extend beyond a wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse. In addition, the proposal fails under A.1(f) as the depth of the extension exceeds 3.00m.

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 - Planning Statement;
Drawing No. L(20)200 Rev. P03 - Elevations - Proposed;
Drawing No. L(20)100 Rev. P03 - Ground Floor Plans - Existing and Proposed;
Drawing No. L(20)010 Rev. P03 - Block Plans - Existing and Proposed;
Drawing No. L(10)200 Rev. P03 - Elevations - Existing; and
Drawing No. L(10)001 Rev. P03 - Site Location Plan.

Dated: 10 September 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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 2015 (as amended) 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.

- **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>

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.