

Application: 20221198

**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: **Mr & Mrs Dickens
C/O Neal Thompson, Robinson Escott Planning
Downe House
303 High Street
Orpington
BR6 0NN**

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:

**Earl House
Priestwood Road
Meopham
Gravesend
Kent
DA13 0DA**

and being **Demolition of artists studio, oil store and porch; erection of rear extension and porch; alteration of existing porch with internal alterations.**

Your application dated 9th November 2022 is refused on the following grounds:-

1. The proposed two storey rear extension by virtue of its scale, bulk and massing would be a disproportionate addition to the original dwelling, which would harm the openness of the Green Belt. In the absence of any very special circumstances that clearly outweigh this harm, the proposal would be contrary to Policy CS02 of the Gravesham Local Plan Core Strategy (September 2014), Saved Policy C13 of the Gravesham Local Plan First Review (November 1994) and section 13 of the National Planning Policy Framework (2021).
2. The proposed two storey rear extension by virtue of its scale, bulk and massing would create a larger and more prominent dwelling which would have an adverse impact on the landscape character of Harvel Wooded Downs Landscape Character Areas. As such the proposal would be contrary to Policy CS12 of the Gravesham Local Plan Core Strategy (September 2014) and section 15 of the National Planning Policy Framework (2021).
3. The proposed two storey rear extension by virtue of its scale, bulk, massing and design would be an overly dominant and incongruous addition which would not respect the scale or character and appearance of the host dwelling. As such, the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (September 2014) and section 12 of the National Planning Policy Framework (2021).

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Planning Application Form and Certificates;
Planning, Design and Access Statement by Robinson Escott Planning;
Unnumbered OS Red Line Site Location Plan;
Unnumbered Existing Block Plan;
Unnumbered Proposed Block Plan;

Drawing No PDB/PR-01: Existing Floor Plans and Elevations;
Drawing No PDB/PR-06: Existing Outbuildings;
Drawing No PDB/PR-09 Rev B: Proposed Floor Plans and Section;
Drawing No PDB/PR-10 Rev B: Proposed Elevations.

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) 2021, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative manner. In this instance the applicant has not taken on board the comments given during pre-application discussions and the application is deemed to be contrary to the development plan and cannot be supported.

Dated: 3 March 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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.