



Application: 20220986

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

To: **Mr & Mrs Siddons
C/O Mr David Dennis, Sevenoaks Plans Ltd
114 St John's Hill
Sevenoaks
TN13 3PD**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 7th September 2022 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being

Application for a Lawful Development Certificate in respect of the proposed erection of single storey rear extension.

at **48 Ediva Road
Meopham
Gravesend
Kent
DA13 0ND**

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 extension would exceed 4.00m in height contrary to the requirements of Class A.1 (f)(ii). In addition, the eaves would exceed 3.00m in height whilst being within 2.00m of the boundary which would fail under A.1 (i). The development would also fail under j(i)(ii) and (iii) because the enlargement would extend beyond a wall forming a side elevation of the original dwellinghouse and; exceed 4.00m in height, have more than a single storey and have a width greater than half the width of the dwelling. Moreover, the proposal also fails under (ja), as the total enlargement exceeds the limits of class A. Furthermore, A.3 (a) requires proposed external materials to be similar to the existing. The plans show the existing doors/windows are white and the proposed are grey; as such, the proposal fails to meet this requirement.

Therefore, the proposed development fails to comply with THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED, and the LAWFUL DEVELOPMENT CERTIFICATE is **REFUSED**.

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Location Plan (received 07.09.22);
Drawing No. SP-22-1399-PL00 - Block Plans - Existing and Proposed;
Drawing No. SP-22-1399-PL01 - Elevations and Floor Plans - Existing; and
Drawing No. SP-22-1399-PL02 - Elevations and Floor plans - Proposed.

Dated: 24 October 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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 2010 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.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.