



Application: 20221216

**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 Jack Clarke
C/O Mr Ryan Townrow, RT Drafting Solutions Ltd
277B
Main Road
Sidcup
DA14 6QL
United Kingdom**

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:

**12 Pepper Hill
Northfleet
Gravesend
Kent
DA11 8EY**

and being **Demolition of existing garage and construction of double storey side and rear extension**

Your application dated 22nd December 2022 is refused on the following grounds:-

1. The proposed extension by virtue of its size, bulk, massing and design would be an overly dominant and incongruous addition which would not be in keeping with the scale or character of the host dwelling and would also be harmful to the streetscene. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).
2. The proposed extension by virtue of its size and proximity to neighbouring dwellings would have an overbearing impact on the amenity of a neighbouring property and would generally be an unneighbourly extension. As such the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 DECISION PLANS

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

- o Application form;
- o Drawing no. 001 - Site Location Plan;
- o Drawing no. 002 - Existing Floor Plans & Section;
- o Drawing no. 003 - Existing Elevations;
- o Drawing no. 004 Rev. A - Proposed Floor Plans & Section;

- o Drawing no. 005 Rev. A - Proposed Elevations;
- o Drawing no. 006 - Existing Block Plan; and
- o Drawing no. 007 - Proposed Block Plan.

2 STATEMENT OF POSITIVE AND PROACTIVE

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 application is not in accordance with the Development Plan for the area and cannot be supported. Furthermore, this current application has not addressed the concerns raised in withdrawn application reference 20220254 and has not taken on board the advice given during the course of the application. There has also been no pre-application enquiry submitted following the withdrawal of application reference 20220254 and prior to the submission of this current application.

Dated: 16 February 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.