



Application: 20240570

**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: **Rebecca Horne
C/O Mrs Sophie Doe, Model Projects Ltd.
212 The Bon Marche Centre
241-251 Ferndale Road
London
SW9 8BJ**

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:

**11 Court Lodge
Shorne
Gravesend
Kent
DA12 3EQ**

and being **Demolition of the current detached garage, replace with a double storey side extension, a single storey side extension with updated cladding and windows.**

Your application dated 9th September 2024 is refused on the following grounds:-

1. The proposed development represents overdevelopment of the site by virtue of its excessive increase in scale and height and poor design, which would result in a dominant and incongruous extension which is out of character with the subject dwellinghouse and the suburban setting. Overall, it would result in significant harm to the character of this area. The development is therefore considered to be harmful to the character of the area and would as a result fail to comply with the requirements of the Householder Extensions/Alterations Design Guide (2021) and the Design for Gravesham - Design Code (2024), Policy CS19 of the Core Strategy 2014, and Section 12 of the NPPF (2023), in terms of design, character and appearance.

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to refuse this application was taken in relation to the following plans and documents:

Application Form
B.EX.0.1 - EX Location Plan
B.EX.0.2 - EX Site Plan
B.EX.2.1 - EX Ground Floor Plan
B.EX.2.2 - EX First Floor Plan
B.EX.2.3 - EX Loft Floor Plan
B.EX.2.4 - EX Roof Plan
B.EX.3.1 - EX Side (Left Elevation)

B.EX.3.2 - EX Rear Elevation
B.EX.3.3 - EX Side (Right Elevation)
B.EX.3.4 - EX Front Elevation
B.EX.4.1 - EX Section 1
B.EX.4.2 - EX Section 2

D.PR.0.1 - PR Site Plan
D.PR.2.1.0 - PR Ground Floor Plan
D.PR.2.2.0 - PR First Floor Plan
D.PR.2.3 - PR Loft Floor Plan
D.PR.2.4.0 - PR Roof Floor Plan
D.PR.3.1 - PR Front Elevation + Rear Elevation
D.PR.3.2 - PR Side (Left + Right) Elevation
D.PR.4.1 - PR Section 1
D.PR.4.2 - PR Section 2

Ref: 1189 - Potential Bat Roost Assessment - Bat Emergence Survey
MP_979 - Design and Access Statement
D.PR.2.1.1 - PR Ground Floor Plan - Fire Safety
D.PR.2.2.1 - PR First Floor Plan - Fire Safety

Response to objections received on 24.10.24.
Document detailing other development in the area received on 11.11.24

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) 2023, 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.

Dated: 21 November 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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