



Application: 20230882

**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 and Mrs W. Norris
C/O Mr Steve Baker, Steve Baker Architect
78 Pound Road
East Peckham
Tonbridge
Kent
TN12 5BJ**

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:

**7 Glenrosa Gardens
Gravesend
Kent
DA12 4PT**

and being **Erection of ground floor front and rear extensions, ground floor and first floor side extension, alterations to the roof with a loft extension to enable loft storage area and associated external and internal alterations.**

Your application dated 18th August 2023 is refused on the following grounds:-

1. The development would result in a dominant incongruous dwelling that is unsympathetic to the style and scale of the existing dwelling along with being detrimental to the design, character and appearance of the local area, and would result in overdevelopment of the property. As such, the development is contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021), Policy CS19 Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2023).

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 - Covering Letter;
Drawing No. 1000 - Site Location Plan;
Drawing No. 1001 Rev A - Block/Site Plan as Existing;
Drawing No. 1010 Rev A - Ground Floor Plan as Existing;
Drawing No. 1011 Rev A - Loft Plan as Existing;
Drawing No. 1012 Rev A - Roof Plan as Existing;
Drawing No. 1020 Rev A - Section AA Plan;

Drawing No. 1030 - Elevation North as Existing;
Drawing No. 1031 - Elevation South as Existing;
Drawing No. 1032 - Elevation East as Existing;
Drawing No. 1033 - Elevation West as Existing;
Drawing No. 1100 - Context Plan;
Drawing No. 1101 Rev A - Block/Site Plan as Proposed;
Drawing No. 1110 Rev A - Ground Floor Plan as Proposed;
Drawing No. 1111 Rev A - Loft Plan as Proposed;
Drawing No. 1112 - Rev A - Roof Plan as Proposed;
Drawing No. 1120 Rev A - Section AA as Proposed;
Drawing No. 1130 Rev A - Elevation North as Proposed;
Drawing No. 1131 Rev A - Elevation South as Proposed;
Drawing No. 1132 Rev A - Elevation East as Proposed ; and
Drawing No. 1133 Rev A - Elevation West as Proposed.

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) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative manner. In this instance the proposal is contrary to Local and National Planning Policy and cannot be supported. Furthermore, following the refusal of application 20230677, there has been no engagement with the Local Planning Authority by way of a pre-application enquiry. In addition, the applicant has not addressed all the concerns raised within the delegated report and grounds of refusal for application 20230677.

Dated: 6 October 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.