



Application: 20230112

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

To: **Mr Nick Turner Goldsmith
C/O Mr Mark Carter, Mark Carter Associates
Design Studio
Priestfield Stadium
Redfern Avenue
Gillingham
ME7 4DD**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 8th February 2023 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 single storey rear extension to original building.

at **Bucklebury
Pear Tree Lane
Shorne
Gravesend
Kent
DA12 3JS**

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 single storey rear extension fails to comply with the parameters set out in Schedule 2, Part 1 Class A (f) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, and subsequently Class A (ja) by virtue of the extension adjoining an existing extension. As such the total enlargement (being the proposed single storey extension together with the existing enlargement of the dwellinghouse to which it will be joined) exceeds the limits set out in Class A (h)(i), and therefore the proposal does not fall within the limits of permitted development as set out in Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal therefore requires planning permission.

INFORMATIVES:-

1 SUBMITTED DRAWINGS/DOCUMENTS

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

Application form;
Drawing no. 3440-005 Rev. C (Rear Extension); and
Drawing no. 3440-006 (Existing Plans and Elevation).

Dated: 22 March 2023

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.

- **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>

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.