



RECLPZ

Application: 20220552

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

To: **Mr And Mrs Kenneth And Karen Doku
C/O Mr Nana Boateng, NB Barch Designers
Unit 2
59 Anerley Road
Bromley
London
SE19 2AS**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 24th May 2022 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being

the proposed erection of a rear dormer and installation of roof light windows to front roof slope and a single storey rear extension

at **50 Wrotham Road
Gravesend
Kent
DA11 0QF**

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. Under Class A, A.1(f)(i) the proposed extension would extend beyond the rear wall of the dwellinghouse by more than 3.00m and the proposed materials for the extension are not shown on the plans or application form to comply with A.3(a) which requests external materials to be similar to the existing dwellinghouse.

Class B.2(a) requires the proposed external materials for additions or alterations to the roof to be similar to those used in construction of the exiting dwellinghouse and no information was provided to confirm the proposal complies. B.2(c)(i) and (ii) relates to windows in the wall or roof slope forming a side elevation. It states the window should be obscured (i) and non-opening (ii) unless 1.7m above the floor of the room where the window will be installed. No information was provided to confirm if the proposal complies with this.

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:-

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

Application Form;
Site Location Plan (received 24.05.22);
Drawing No. WR001 - Floor Plans Elevations and Section as Existing;
Drawing No. WR002 - Floor Plans Elevations and Section as Proposed;
Drawing No. WR003 - Block Plan - Existing; and
Drawing No. WR004 - Block Plan - Proposed.

Dated: 20 June 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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.