

Application: 20250121

**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: **Mr Dean Wright**
C/O Mr John Tomlin, Kentec Draughting Services Ltd
10-12 High Street
Snodland
ME6 5DF
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:

Leasden
Rhododendron Avenue
Meopham
Gravesend
Kent

and being **Erection of two bedroom, self-build bungalow, with associated works including hardstanding for two cars and pedestrian access path.**

Your application dated 4th September 2025 is refused on the following grounds:-

1. The proposal, by virtue of the introduction of a new dwelling and residential activity on an unused plot, in an unsustainable location, would be inappropriate development in the Green Belt, which would cause substantial harm to openness and be an encroachment over the countryside. In the absence of any very special circumstances to clearly outweigh the harm to the Green Belt, the proposal would be contrary to Policy CS02 of the Gravesham Local Plan Core Strategy September 2014 and to Section 13 of the National Planning Policy Framework 2024.
2. The proposal, by virtue of the introduction of new built development, with insufficient soft landscaping would result in the application site losing its undeveloped, natural appearance and undermine the intrinsic character of the surrounding landscape. As such, the proposed development would be contrary to paragraphs 135 and 187 of the National Planning Policy Framework 2024 and Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 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) 2024, 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.

2 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 for Planning Permission form;
Drawing no. 7653-P-01 Rev. B Proposed layouts and elevations;
Drawing no. 7653-P-02 Rev. B Proposed site plan, section and photographs;
Drawing no. 7653-P-03 Rev. B Existing and proposed block plans;
Drawing no. 7653-P-04 Rev. A Existing layout and photographs;
Drawing no. 7653-P-05 Rev. A Existing site plan and section;
Drawing no. 7653-P-06 Rev. A Proposed drainage layout;
Red and blue line site boundary plan;
Planning Statement February 2025;
Preliminary Ecological Appraisal 03 July 2025
GBC Custom and self-build housing form;
BNG metric
Letter from the agent received 20 August 2025; and
Email from the ecologist received 02 December 2025.

Dated: 9 January 2026

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.