



Application: 20221214

**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 Julien Roberts
C/O Mr Roger Ward, Roger Ward Associates Limited
The Hoo Wrotham Road
Meopham
DA13 0HP
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:

**Blue Ash
86 Rhododendron Avenue
Meopham
Gravesend
Kent
DA13 0TT**

and being **Erection of a two storey rear extension, installation of 3 No. pitched dormers in the front roof slope with external alterations.**

Your application dated 14th November 2022 is refused on the following grounds:-

1. The proposed extensions are inappropriate development that will have an adverse impact on the openness of the Green Belt, by virtue of disproportionate scale, dominant appearance and perceived bulk. Therefore, the proposal is contrary to saved Policy C13 of Gravesham's Local Plan First Review (1994) and Section 13 of the National Planning Policy Framework (2021).
2. The proposed development will add significant and disproportionate bulk to the property, by virtue of extensions that are not subordinate or subservient, a bulky two-storey flat roof projection and dormer windows that are overly dominant features on the roof slope. As such the proposal is considered incongruous and poor design which will be harmful to the character of the area and wider landscape. As such the proposal is contrary to Policies CS12 and CS19 of Gravesham's Local Plan Core Strategy (2014), Gravesham's Householder Design Guidance SPD (2021) and Section 12 of the National Planning Policy Framework (2021).

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) 2021, 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 Form - dated 09/11/2022;
Drawing no. 1622.WD.01 - Existing Site Location, Block and Floor Plans;
Drawing no. 1622.WD.02A - Proposed Floor Plans and Sections;
Drawing no. 1622.WD.04 - Existing Front and Side Elevations;
Drawing no. 1622.WD.05 - Existing Rear and Side Elevations;
Drawing no. 1622.WD.06A - Proposed Front and Side Elevations;
Drawing no. 1622.WD.07B - Proposed Rear and Side Elevations;
Drawing no. 1622.WD.08 - Proposed Site Plan (scale - 1:200).

Dated: 6 January 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.
- **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.**
- 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.