



Application: 20230677

**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 with associated external alterations.**

Your application dated 27th June 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 the design, character and appearance of the local area and would result in overdevelopment of the property, essentially converting the bungalow to a two storey dwelling. 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) (2021).
2. The size and bulk of the proposed development would have an oppressive effect and cause a sense of enclosure and loss of outlook for neighbouring properties. The development fails to safeguard the amenity of neighbouring properties contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2021).
3. The proposal would result in inadequate space and clearance to enable sufficient off-street parking provision post development, and fails to demonstrate an acceptable parking layout, contrary to Gravesham's Householder Extensions/Alterations Design Guidance SPD (Design SPD)(2021) and SPG 4 - KCC Parking Standards (2006).

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Drawing No. 1000 - Site Location Plan;
Drawing No. 1001 - block plan as Existing;
Drawing No. 1010 - ground Floor Plan as Existing;
Drawing No. 1011 - Loft Plan as Existing;
Drawing No. 1012 - Roof Plan as Existing;
Drawing No. 1020 - Section AA plan as Existing;
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. 1110 - Ground Floor Plan as Proposed;
Drawing No. 1112 - Roof Plan as Proposed;
Drawing No. 1120 - Section AA plan as Proposed;
Drawing No. 1130 - Elevation North as Proposed;
Drawing No. 1131 - Elevation south as Proposed;
Drawing No. 1133 - Elevation West as Proposed;
Drawing No. 1101 - Block Plan as Proposed;
Drawing No. 1111 - First floor Plan as Proposed; and
Drawing No. 1132 - Elevation east 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) 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.

Dated: 11 August 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.