



REFULZ

Application: 20220537

**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: **Nigel Luck**
C/O Mrs Harriet Bedford, AJW-CS Property Services
Rock Hill Barn
Rock Hill Road
Egerton
TN27 9DP

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:

63 Harden Road
Northfleet
Gravesend
Kent
DA11 7DL

and being **Erection of a single storey rear extension and construction of a vehicular access over grass verge.**

Your application dated 9th June 2022 is refused on the following grounds:-

1. The proposed extension dominates the original property and is a disproportionate, bulky and unsympathetic addition which is poor design by virtue of exceeding the width of the dwelling. The development is therefore contrary to Gravesham's Design Guidance SPD (2021), as well as Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving well-designed places) of the National Planning Policy Framework (2021).
2. The proposed vehicular access would have a detrimental effect on the character and appearance of the street scene. The development would interrupt the grass verge by forming a hard paved/tarmac access which would reduce biodiversity and have an adverse impact on the visual appearance of the surrounding area. The proposed development fails to provide any biodiversity opportunity and instead reduces biodiversity opportunity by removal of the grass verge, contrary to Gravesham's Design Guidance SPD (2021), Policy CS19 (LPCS), Section 15 NPPF (2021) and Section 12 NPPF (2021).
3. The driveway hereby proposed is substandard and has insufficient depth to parking vehicles contrary to Gravesham's Design Guidance SPD (2021), Kent County Council's parking standards (SPG 4), Policy CS19 (LPCS) and Section 12 NPPF (2021.)

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Block Plan Existing (received 23.05.22);
Block Plan Proposed (received 20.05.22);
Drawing No. PL001 - Plans and Elevations - Existing and Proposed;
Site Location Plan (received 23.05.22); and
Site Location Plan Proposed (received 20.05.22.)

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: 25 July 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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.