



Application: 20241146

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

To: **Mr and Mrs Ripley
C/O Ms Liz Fitzgerald, Barker Parry Town Planning Ltd
33 Bancroft
Hitchin
SG5 1LA**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 17th December 2024 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being:-

Application for a Proposed Lawful Development Certificate for the erection of a single storey side extension with roof lantern.

at **The Coach House
West Down Farm
Shipley Hills Road
Meopham
Gravesend
Kent
DA13 0JP**

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 The proposed single storey side extension fails to comply with A.1 (e) and (ja) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the proposed development would extend beyond a wall which forms the principal elevation of the original dwellinghouse and extend beyond a wall forming a side elevation of the original dwellinghouse and would be greater than half the width of the original dwellinghouse.

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

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

Application Form
1783/1A - Existing Floor Plan
1783/2 - Existing Elevations
1783/3/1 - Proposed Floor Plan
1783/4/1 - Proposed Elevations
1783/5/1 - Existing and Proposed Block Plan
Assessment of Significance
Cover Letter

Dated: 7 February 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

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.

- **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>

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.