



Application: 20211282

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

To: **Ms Carol Coleman
C/O Mr Berard Iles
11 Hawfield Bank
Orpington
Kent
BR6 7TA**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 12th October 2021 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 Lawful Development Certificate for the proposed loft conversion.

at **13 Hollybush Road
Gravesend
Kent
DA12 5QG**

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:

The proposed dormer extension fails to comply with the parameters set out in Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. The proposed dormers will exceed the volume for a semi-detached dwellings, as such the proposal fails Class B.2 (d).

Therefore the application cannot be supported, a lawful development certificate is refused and planning permission is required.

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the developer provided the following information to the Local Planning Authority:

Application form dated 6 October 2021

Drawing no. H556 - 01 Existing Ground Floor Plan (Received 12/10/2021);
Drawing no. H556 - 02 Existing First Floor Plan (Received 12/10/2021);
Drawing no. H556 - 03 Existing Roof Void and Roof Plan (Received 12/10/2021);
Drawing no. H556 - 04 Existing Elevations (Received 12/10/2021);
Drawing no. H556 - 05 Proposed First Floor Plan (Received 12/10/2021);
Drawing no. H556 - 06 Proposed Second and Roof Plan (Received 12/10/2021);

Drawing no. H556 - 07 Proposed Elevations (Received 12/10/2021);
Drawing no. H556 - 08 Sections and Volume (Received 12/10/2021);
Drawing no. H556 - LB1 Location & Block Plan (Received 12/10/2021).

2 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 way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

In this instance the application cannot be supported.

Dated: 26 November 2021

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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.

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.

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.

