

Application: 20231043

**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
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To: **Reggi Donovan
C/O Michael Mason
15 Ashleigh Road
London
SE20 7YW**

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:

**Westwood
Whitepost Lane
Culverstone
Gravesend
Kent
DA13 0TW**

and being **Erection of a single storey rear extension and first floor extension over existing garage. Conversion of garage into habitable rooms, erection of an outbuilding to the rear and detached double garage to the front. Front boundary wall and gates.**

Your application dated 10th October 2023 is refused on the following grounds:-

1. The height and design of the proposed detached garage and front boundary wall and gates would result in incongruous and overly dominant additions to the street scene which would detrimentally impact on the open rural appearance of the front gardens of Whitepost Lane and adversely affect the rural character of the area. These proposals are therefore contrary to the requirements of Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 130 of the National Planning Policy Framework 2023, as the proposals fail to conserve or enhance the character of the local built and natural environment or integrate well with the surrounding area.
2. The height of the proposed front boundary wall and gates is excessive and would restrict driver visibility and the proximity of the gates to the highway could cause a vehicle to obstruct or partially obstruct the highway, which would be detrimental to highway safety on the basis of sightlines being compromised. The proposal is therefore contrary to the requirements of Saved Policy T1 of the Gravesham Local Plan First Review 1994 and Policy CS11 of the Gravesham Local Plan Core Strategy 2014.

INFORMATIVES:-

1 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

Drawing no. WES/276/01 (Site Location Plan)

Drawing no. WES/276/02 (Site Block Plan)

Drawing no. WES/276/03 (Existing and Proposed Site Plan)

Drawing no. WES/276/04 (Existing and Proposed Ground Floor Plan)

Drawing no. WES/276/05 (Existing and Proposed First Floor Plan)

Drawing no. WES/276/06 (Existing and Proposed Roof Plan and Outbuilding Floor Plan)

Drawing no. WES/276/07 (Existing Elevations)

Drawing no. WES/276/08 (Proposed Elevations)

Drawing no. WES/276/09 (Proposed Elevations - Garage and Outbuilding)

Design and Access Statement and Planning Statement

2 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) 2023, 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 is not in accordance with local and national planning policy and cannot be supported.

Dated: 5 December 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of 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.