



RNNMAZ

Application: 20220541

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

**REFUSAL OF A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: **Mr Wayne Morrison
34 The Rise
Gravesend
Kent
DA12 4BX**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, **HAS REFUSED** detailed plans and particulars submitted on 7th July 2022 as a non-material amendment to the Notification of Grant of Planning Permission reference 20210716 to Develop Land dated 27 July 2021 in respect of:-

Erection of rear dormer, conversion of roof space to habitable rooms and erection of a single storey rear extension.

at **34 The Rise
Gravesend
Kent
DA12 4BX**

and being **Application for non-material amendment to planning permission reference number 20210716 to allow the change of the bricks to render.**

and the grounds of refusal are:

- 1 The Local Planning Authority is of the opinion that the proposed change of materials to render would have a harmful impact on the character of the area. The surrounding street scene is formed of similar bungalows that are finished with facing brickwork and therefore the introduction of a rendered property would be an incongruous addition, which fails to integrate and is grossly out of character with the area. As such the proposal is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (2014) and Section 12 (Achieving Well-Designed Place) of the National Planning Policy Framework (2021), and is not considered a non-material amendment.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the submitted drawings are:

Application Form - dated 17/05/2022;
Drawing no. 21/02/03.06 - Proposed Elevations.

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: 2 August 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



Accordingly, a fresh application will be required.

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