



Application: 20231088

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

NOTICE OF REFUSAL TO APPROVE DETAILED PLANS AND PARTICULARS
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To: **Mr Taran Liddar
C/O Miss Amber Warner, Barron Edwards Ltd
Whitehall Place
47 The Terrace
Gravesend
Kent
DA12 2DL**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **REFUSED TO APPROVE** detailed plans and particulars submitted on 24th October 2023 in accordance with conditions 3, 4, 5 and 6 of the Notification of Grant of Planning Permission reference 20210046 to Develop Land dated 23.04.2021 in respect of:-

Application for a minor material amendment to planning permission reference no. 20191024 for, Demolition of existing bungalow and erection of one pair of semi-detached two storey dwellings with associated car parking, amenity space and landscaping, to allow alteration of full hipped roof to full gabled roof; installation of roof lights at the rear; conversion of the roof space to habitable accommodation; reduction in the height of the dwelling; and removal of basement and ramped access

at: **36 Whitehill Lane
Gravesend
Kent
DA12 5LY**

and being **(3) topographical details, proposed slab levels, proposed layout, elevations and sections and ground works, (4) disposal of surface water SUDS, (5) foul drainage strategy and (6) external materials.**

And that the grounds for such refusal are:-

1. Due to insufficient and inaccurate information being submitted, the visual, residential amenity and drainage impacts of the details submitted pursuant to conditions 3, 4, 5 and 6 attached to planning permission 20210046 cannot be fully assessed and as such, the conditions cannot be discharged. Therefore the proposal would be contrary to Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 SUBMITTED DRAWINGS AND DOCUMENTS

For the avoidance of doubt the decision to refuse this application was taken in relation to the following submitted drawings and documents:

Approval of details reserved by condition form;
Drawing no. WS-A-001 Rev. B Existing topographical elevations;

Drawing no. WS-A-002 Rev. B Proposed topographical elevations;
Drawing no. WS-A-003 Rev. B Proposed slab levels;
Drawing no. WS-A-005 Rev. B Proposed groundworks;
Drawing no. WS-A-006 Rev. B Proposed SUDS;
Drawing no. WS-A-007 Rev. B Proposed foul drainage strategy;
Drawing no. WS-A-008 Rev. B Proposed elevations; and
Schedule of materials.

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) 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.

3 INFORMATION FOR THE APPLICANT

The applicant is advised that conditions 7-9 of planning permission 20210046 need to be discharged prior to the occupation of the dwellings and that other conditions require specific works to be undertaken before the dwellings are first brought into use.

Dated: 14 December 2023

Civic Centre
Windmill Street
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Kent
DA12 1AU

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

Your attention is drawn to the following notes

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.