



Application: 20230694

**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
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To: **Mr Saab Singh
C/O Mr Munawar Hussain, Future Visions Uk Ltd
89 Rock Avenue
Gillingham
ME7 5PX**

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 30th June 2023 as a non-material amendment to the Notification of Grant of Planning Permission reference 20190737 to Develop Land dated 25 September 2019 in respect of:-

Erection of a new 3 bedroom dwelling with garage, parking spaces and associated work.

at **26 St Georges Crescent
Gravesend
Kent
DA12 4AR**

and being **for a non-material amendment to planning permission reference number 20190737 to allow use of garage as out building storage and provision of replacement car park in front garden.**

and the grounds of refusal are:-

- 1 The Local Planning Authority is of the opinion that the proposed changes to the outbuilding and additional car parking to the front of the property represents a material change to the original permitted application. The proposal therefore cannot be dealt with as a non-material amendment and the application is refused.

Your attention is drawn to the following informatives

INFORMATIVES:-

1 DRAWINGS AND DOCUMENTS

For the avoidance of doubt the submitted drawings are:

- o Application Form;
- o Drawing No: FV-2020-1 (Pre Existing Site Plan);
- o Drawing No: FV-2020-2 (Landscape Plan);
- o Drawing No: FV-2023-03 (Proposed Landscape Plan));
- o Drawing No: FV-2023-04 (Existing and Proposed Site Plan); and
- o Drawing No: FV-2023-05 (Plans as built).

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.

Dated: 25 July 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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