



REFULZ

Application: 20220835

**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: **Mrs Laura Vilday
C/O Mr Keith Rogers, KCR Design
6 Chada Avenue
Gillingham
ME7 4BN**

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:

**39 St Georges Crescent
Gravesend
Kent
DA12 4AR**

and being **construction of a two storey side extension, single storey rear extension, off road parking to the front, a new pedestrian access and demolition of the shed.**

Your application dated 28th July 2022 is refused on the following grounds:-

1. The proposed two storey side extension by virtue of its design and siting near the boundary would be an overly dominant addition and unsubservient form of development harmful to the character of the host dwelling and the street scene. The proposal would diminish the open character of the area by reducing the visual gap between properties. As such the proposal would therefore be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy 2014, paragraph 130 of the National Planning Policy Framework (2021) and the Householder Extensions/Alterations Design Guide SPD (2021).
2. The proposal by virtue of its siting, massing, design and proximity to the neighbouring property would be harmful to the amenity and privacy of neighbouring properties to the south and would generally be an unneighbourly extension. As such the proposal would be contrary to Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy 2014 which states that new development shall be located, designed and constructed to safeguard the amenity, specifically privacy, of its occupants and those of neighbouring properties and land, paragraph 130 of the National Planning Policy Framework (2021) and SPG2 Residential Layout Guidelines (2020).
3. The proposed driveway will result in the removal of soft landscaping and a biodiversity net loss which contribute to the quality of the street scene and the loss results in a harsh, developed appearance. As such the proposal is contrary to Policies CS12 and CS19 of the Gravesham Local Plan Core Strategy 2014 as well as Sections 12 and 15 of the National Planning Policy Framework 2021.

4. The proposal fails to demonstrate adequate visibility splays which results in the driveway posing a danger to pedestrian and highway safety. As such the development is considered to be unacceptable and contrary Policy CS11 (Transport) of Gravesham's Local Plan Core Strategy (2014), saved Policies P3 (Vehicle Parking Standards) and T5 (Access to the Identified Highway Network) of the Gravesham Local Plan First Review 1994, the Adopted Kent Vehicle Parking Standards (SPG4), Kent County Council vehicle crossing guidance (2016) and Section 9 of the National Planning Policy Framework (2021).

INFORMATIVES:-

1 DECISION PLANS

For the avoidance of doubt, the forms, plans and documents upon which this decision is made comprise:

- Application Form;
- Site Location Map;
- Drawing No: 01 REV A (Existing and Proposed Block Plan);
- Drawing No: 01 REV A (Proposed Plans and Elevations);
- Drawing No: 01 REV A (Existing Plans and Elevations).

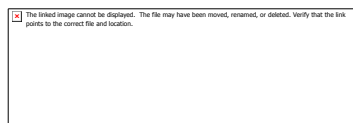
2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

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 proposal did not comply with local and national planning policy and could not be supported.

Dated: 14 September 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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## **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:

- 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
- 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 –

- an application for change of use;
- 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.