



Application: 20240890

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

NOTICE OF REFUSAL TO APPROVE DETAILED PLANS AND PARTICULARS
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To: **Mr Gurdeep Singh
C/O Mrs Guneet Kaur, Dream Design Develop Ltd
142-143 Parrock Street
Gravesend
Kent
DA12 1EY
United Kingdom**

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 2nd October 2024 in accordance with conditions 3 and 4 of the Notification of Grant of Planning Permission reference 20240608 to Develop Land dated 2 September 2024 in respect of:-

Enlargement to the existing rear roof extension to create a dormer window.

at: **3 Milton Road
Gravesend
Kent
DA12 2RE**

and being **Application for approval of condition 3 and 4 attached to planning permission reference number 20240608 relating to details of all external facing materials and installation of the window to a scale of 1:10 and joinery details at a scale of 1:2 or full size.**

And that the grounds for such refusal are:-

- 1 The proposed details submitted in regard to the external facing materials are unacceptable and are out of character and would cause harm to the Conservation Area. As such, inadequate details have been submitted in pursuance to Condition 3 (external facing materials) and the proposed is therefore contrary to Policy CS20 of the Gravesham Local Plan Core Strategy (2014).
- 2 The proposed details submitted in regard to the window joinery are uPVC units that are unacceptable, out of character and would cause harm to the Conservation Area. As such, inadequate details have been submitted in pursuance to Condition 4 (window joinery details) and the proposed is therefore contrary to Policy CS20 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 - dated 29 September 2024;
Schedule of Materials;
Drawing no. 001 - Rev. A - Proposed Window Details (Condition 4);
Drawing no. 002 - Rev. A - Proposed Joinery Details (Condition 4).

Dated: 26 November 2024

Civic Centre
Windmill Street
Gravesend
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.