

Application: 20241045

**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: **Mr Patrick Mauehan
C/O Mr Stewart Boorman, S And B Builders
Tiptree Bungalow
School Lane
Sittingbourne
ME9 8QE**

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:

**43 Beechwood Drive
Meopham
Gravesend
Kent
DA13 0TX**

and being **Demolition of existing bungalow. Erection of detached replacement self build dwelling with rooms in the roof space, dormer to rear roof slope and two dormers to front rear slope. Erection of a detached double garage.**

Your application dated 21st May 2025 is refused on the following grounds:-

1. This proposal would result in the construction of a new dwelling within the Green Belt. Such development is regarded as inappropriate development unless it meets any of the exceptions set out in paragraph 154 and satisfies all the criteria set out in paragraph 155 of the National Planning Policy Framework (2024). The development would not meet any of the exceptions set out in paragraph 154 and due to the unsustainable location of the site would not satisfy all the criteria set out in paragraph 155. In addition, the development would harm the openness of the Green Belt. In the absence of any very special circumstances to clearly outweigh the harm to the Green Belt, the proposal is considered to constitute inappropriate development, contrary to the National Planning Policy Framework (2024) and Policy CS02 of the Gravesham Local Plan Core Strategy (2014).
2. The proposed dwelling would not be of a similar scale and mass to the existing dwelling. It would be larger than the existing dwelling and no case has been forwarded to demonstrate that the enlargement is "modest" and required to allow the provision of essential basic amenities such as a bathroom, toilet or kitchen, which currently do not exist or are clearly inadequate to meet the special needs of the occupants. In addition, the site would not be in an appropriate location, well related to essential services. As such the proposal is contrary to Saved Policy C12 of the Gravesham Local Plan First Review (November 1994).

3. The application site is located within the Harvel Wooded Downs Landscape Character Area. This proposal would consolidate the sporadic built development within this locality which would erode the spacious, wooded character of the housing in this landscape area. The development would therefore fail to conserve, restore and enhance the overall landscape character and as such would be contrary to the National Planning Policy Framework (2024) and Policy CS12 of the Gravesham Local Plan Core Strategy (2014).
4. The application is not accompanied an Ecological Impact Assessment and contains insufficient information to demonstrate the presence or otherwise of protected species and the extent that they may be affected by the proposed development. As such the proposal would be contrary to the National Planning Policy Framework (2024) and Policy CS12 of the Gravesham Local Plan Core Strategy (2014).

INFORMATIVES:-

1 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-TAKING

In accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure)(England) Order 2015 and paragraph 39 of the National Planning Policy Framework, the Local Planning Authority has approached the assessment and determination of this application in a positive and proactive manner and, where appropriate, has worked 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 application is contrary to local and national policy

2 DRAWINGS AND DOCUMENTS

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

- o Application form
- o Drawing no. 001 Proposed Floor Plans and Elevations.
- o Drawing no. 002 Existing Floor Plans and Elevations
- o Drawing no. 003 Proposed Garage
- o Drawing no. 02/11/2024/R1 Existing and Proposed Block Plans and Location Plan.

Dated: 13 November 2025

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

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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.
- **For further information regarding Appeals and to make an application please click the relevant link:**  
<https://www.gov.uk/appeal-householder-planning-decision>  
<https://www.gov.uk/appeal-planning-decision>
- 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.

