



Application: 20240142

**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 Sophie Lewis
C/O Mrs Heidi Mangold, Richardson Architectural Designs
16 Saddleback Close
Ashford
Kent
TN25 7LP**

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:

**22 Thong Lane
Gravesend
Kent
DA12 4LD**

and being **Creation of vehicle access and driveway to front; Erection of new front boundary and eastern side boundary treatments.**

Your application dated 20th February 2024 is refused on the following grounds:-

1. The proposed vehicular access would detract from the character and amenity of the street scene by virtue of the loss of the grassed verge outside the dwelling between the pavement and the road and its replacement with hardstanding. The loss of this part of the grass verge would erode the soft landscaped quality of the streetscape and be harmful to the visual amenity and character and appearance of the area. As such, this proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2023).
2. The proposed crossover by virtue of its steep gradient would be unacceptable as it could potentially lead to vehicles slipping into the carriageway during icy weather which would be detrimental to highway safety. As such the proposal would be contrary to Policy CS11 of the Gravesham Local Plan Core Strategy (2014), saved Policy T5 of the Gravesham Local Plan First Review (1994), section 11 of the National Planning Policy Framework (2023) and would not adhere to the guidance as set out in the Kent Design Guide making it happen - highways (design standards - residential and industrial) and KCC's Specification for the Construction of a Light Vehicle Crossing over a Footway or Verge.
3. The proposed development by virtue of the proposed loss of part of the grassed verge outside the property and its replacement with hardstanding would lead to a net loss of biodiversity on the site. As such the proposal would be contrary to Policies CS12 and CS19 Gravesham Local Plan Core Strategy (2014 and sections 12 and 15 of the National Planning Policy Framework (2023).

INFORMATIVES:-

1 DECISION PLANS

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

Householder Application for Planning Permission form;
Drawing no. RA1670/01 Existing block plan;
Drawing no. RA1670/02 Proposed block plan;
Drawing no. RA1670/03 Existing layout;
Drawing no. RA1670/04 Proposed layout;
Drawing no. RA1670/05 Existing and proposed front boundary elevations and sections;
Site location plan;
Letter from Kent County Council dated 23 October 2023; and
Supporting statement.

2 STATEMENT OF POSITIVE AND PROACTIVE

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 manner. In this instance the application is not in accordance with the Development Plan for the area and cannot be supported.

Dated: 26 June 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

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

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.