



Application: 20230716

**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**

To: **Mrs E Gawlik
C/O Mr Leslie Hutchinson, Building Design Studio
26 Kings Hill Avenue
Kings Hill
West Malling
ME19 4AE**

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 5th July 2023 as a non-material amendment to the Notification of Grant of Planning Permission reference 20211056 to Develop Land dated 11 October 2021 in respect of:-

Erection of detached garage and home office.

at **196 Lower Higham Road
Gravesend
Kent
DA12 2NN**

and being **Application for non-material amendment to planning permission reference number 20211056 relating to variation to garage layout and home office.**

and the grounds of refusal are:-

- 1 The Local Planning Authority is of the opinion that the proposed changes to the outbuilding/garage including a reduction in parking provision and installation of a sliding metal gate 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 DECISION PLANS

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

- o Application Form;
- o BDS-LHR-P903 Rev C (Garage Floor Plans and Elevations - Proposed);
- o BDS-LHR-P903 Rev B (Original (Permitted));
- o BDS-LHR-P902 Rev C (Site Plan - Proposed)); and
- o BDS-LHR-P902 Rev B (Site Plan - Original (Permitted)).

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: 27 July 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

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