



REFULZ

Application: 20220823

**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 M Rossi**
C/O Mr Tom Ogden, Bloomfields
77 Commercial Road
Paddock Wood
Tonbridge
Kent
TN12 6DS

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:

Northfield House
Wrotham Road
Meopham
Gravesend
Kent
DA13 0AQ

and being **Outline application for the demolition of Northfield House and outbuildings and the erection of three detached dwellings, with associated parking, access and amenity areas.**

Your application dated 1st August 2022 is refused on the following grounds:-

1. The backland siting of the proposal, accentuated by the bulk, height and scale of the rear dwelling in particular, would be uncharacteristic of the development in this part of Meopham, would fail to integrate into its surroundings and would not add to the quality of the area. The poor design and appearance of the frontage dwellings would further harm the character and appearance of the area. The proposal would therefore be contrary to the requirements of Policies CS14, CS15, and CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraphs 119, 124, 126 and 130 of the National Planning Policy Framework 2021.
2. The proposal has insufficient space for on-site turning and manoeuvring, which would result in vehicles reversing onto the A227 Wrotham Road to the detriment of highway safety, and which is contrary to Planning Guidance Note 6 Vehicle Accesses on Classified Highways, saved Policies T1 and T5 of the Gravesham Local Plan First Review 1994, Policy CS11 of the Gravesham Local Plan Core Strategy 2014 and paragraph 111 of the National Planning Policy Framework 2021.
3. The proposal fails to secure a contribution towards strategic mitigation measures within the Thames Estuary and Marshes SPA/Ramsar Sites to resolve disturbance issues to wintering birds, and in the absence of this contribution or any evidence to inform an appropriate assessment, the development fails to comply with the requirements of the

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 particulars:

Application form
Supporting Planning Statement
Preliminary Ecological Appraisal (ref. 2022/03/14)
Bat Survey (ref. 2022/03/14)
Drawing no. Oak_22-111 (Topographical Survey)
Drawing no. CAS/2022/128 (Aboriginal Constraints Plan)
Drawing no. P.2781.010.A (Site Location Plan)
Drawing no. P.2781.020.A (Existing Block Plan)
Drawing no. P.2781.021.A (Demolition Plan)
Drawing no. P.2781.030.A (Proposed Block Plan)
Drawing no. P.2781.060.A (Indicative Plans Dwelling 1)
Drawing no. P.2781.061.A (Indicative Plans Dwelling 2)
Drawing no. P.2781.062.A (Indicative Plans Dwelling 3)
Drawing no. P.2781.070.A (Indicative Elevations Dwelling 1)
Drawing no. P.2781.071.A (Indicative Elevations Dwelling 2)
Drawing no. P.2781.072.A (Indicative Elevations Dwelling 3)

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 application is not in accordance with local and national planning policy and cannot be supported.

Dated: 26 September 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU



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.