

Application: 20250524

**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: **Dee Clarke
C/O Mr Bruno Machado, BMAC STUDIO Architecture
Suite M5 Old Library
St Faiths Street
Maidstone
Kent
ME14 1LH**

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:

**32 Jubilee Crescent
Gravesend
Kent
DA12 4JF**

and being **Conversion of the garage into an annexe ancillary to the main house.**

Your application dated 13th June 2025 is refused on the following grounds:-

1. The proposed dwelling by virtue of its siting, orientation and design would be an incongruous form of development which would appear cramped, an overdevelopment of the site and would be out of keeping with the pattern of development in the area. It would be harmful to the character and appearance of the area and as such the proposal would be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2024).
2. The proposal would be detrimental to the amenity and privacy of future occupiers of the dwelling due to the internal floor area of the proposed dwelling being significantly undersized, no private rear garden, poor outlook, disturbance and location, with the dwelling likely to be accessed from the rear vehicular accessway. As such, the proposal is contrary to Policy CS19 (LPCS) (2014) and paragraph 135(f) of the NPPF (2024) which expects new development to secure a good standard of amenity for existing and future occupants of land and buildings.
3. Given the siting of the development along with its size, use and proximity to neighbouring dwellings, the proposal would detrimentally impact the amenity of neighbouring properties, due to disturbance, being overbearing and an unneighbourly form of development. In addition, the proposal would also appear to result in an undersized garden area and depth for the host dwelling. As such, the proposal would be harmful to the amenity of neighbouring properties and would therefore be contrary to Policy CS19 (LPCS) (2014).

4. The proposed development demonstrates no off-street parking provision. As such, the proposal is considered to be contrary to Policy CS11 (LPCS) and saved Policy P3 of the Gravesham Local Plan First Review(LPFR) (1994).
5. In light of the requirements of the NPPF (2024) and Policy CS12 (LPCS), any planning application should be accompanied by a biodiversity report which demonstrates that the requirements of the NPPF (2024) and Policy CS12 (LPCS) would be satisfied in addition to the requirements for Biodiversity Net Gain. This has not been met and as such the application fails to accord with Policy CS12 (LPCS) (2014) and Section 15 of the NPPF (2024).
6. The applicant has failed to provide any ecological evidence to inform a habitat regulations assessment to address the impact of the proposed development on the Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) or offered a financial contribution towards the identified mitigation measures to address the impact of the development on the SPA/Ramsar site. The proposal is therefore contrary to Policy CS12 (Green Infrastructure) of the Gravesham Local Plan Core Strategy (2014) which seeks to ensure that detrimental effects on the integrity of SPA/Ramsar sites are avoided, and also contrary to Paragraphs 192 and 193 of the NPPF (2024), and the requirements of the Conservation of Habitats and Species Regulations 2017.

Dated: 17 December 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.