



Application: 20240820

**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

To: **Jessica Robinson**
C/O Mr Michael Burden, JMD Property Services
28 Sirdar Strand
Riverview Park
Gravesend
Kent
DA12 4LP

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:

241 Wrotham Road
Gravesend
Kent
DA11 7LL

and being **Erection of dormer extension in rear roof slope; hip to gable roof enlargement; 2 no. roof lights in front roof slope; conversion of roof space into habitable rooms; and formation of vehicle access and parking area in front garden.**

Your application dated 16th September 2024 is refused on the following grounds:-

1. By virtue of a lack of an on-site turning area, the proposed development would make insufficient provision for safe ingress and egress to and from the application site, leading to drivers presenting dangers to passing vehicles and pedestrians and impeding the free flow of traffic on Wrotham Road. As such, the proposed development would be detrimental to highway safety and be contrary to Policy CS11 of the Gravesham Local Plan Core Strategy (2014), to Saved Policies T1 and T5 of the Gravesham Local Plan First Review (1994), to paragraph 114(b) of the National Planning Policy Framework 2023, to the Householder Extensions/Alterations Design Guide (2021), to the GBC Front Driveway Guidance 2023 and to the Gravesham Driveway Dropped Kerb Guidance (2023).
2. The proposed development would undermine the verdant and enclosed nature of the site frontage, to the detriment of visual amenity. As such, the proposal would be detrimental to the character and appearance of the application property, to the visual amenities of the surrounding street scene and be contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014), to paragraph 135 of the National Planning Policy Framework 2023, to the Householder Extensions/Alterations Design Guide (2021) and to the GBC Front Driveway Guidance 2023.

INFORMATIVES:-

- 1 **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) 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.

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:

Householder Application for Planning Permission form;
Drawing no. JMD-1207-B-010 Rev. P2 Site location plan;
Drawing no. JMD-1207-B-020 Rev. P1 Existing block plan;
Drawing no. JMD-1207-B-030 Rev. P1 Proposed block plan;
Drawing no. JMD-1207-B-100 Rev. P2 Existing elevations and sections;
Drawing no. JMD-1207-B-110 Rev. P2 Proposed elevations and sections;
Drawing no. JMD-1207-B-120 Rev. P2 Existing first floor layout and roof plans;
Drawing no. JMD-1207-B-130 Rev. P2 Proposed first floor layout and roof plans;
Drawing no. JMD-1207-B-140 Rev. P1 Existing and proposed site sections;
Drawing no. JMD-1207-B-150 Rev. P1 Existing and proposed parking plans;
Drawing no. JMD-1207-B-160 Rev. P1 Existing and proposed street views and front boundary treatments;
Supporting Statement May 2024;
Representation from the applicant received 13 October 2024; and
Email from the applicant received 07 November 2024.

Dated: 10 December 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.