



Application: 20241105

**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: **Mr M Shoker
C/O Mr Herjinder Channa
Picaroons
Maidstone Road
Platt
Kent
TN15 8LB**

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:

**73 Parrock Avenue
Gravesend
Kent
DA12 1QG**

and being **Construction of a vehicle crossover.**

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

1. The proposed vehicular access would have a detrimental effect on the character and appearance of the street scene by virtue of the removal of a section of the largely uninterrupted grass verge which is a positive feature in Parrock Avenue and the surrounding area. This would result in an adverse impact on the visual appearance of the surrounding area, considered to 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. By virtue of the convoluted parking manoeuvre required to access the driveway, the high amount of on-street parking on both sides of the relatively narrow road, being further exacerbated by the proximity to the junction, the proposal would compromise highway safety by way of insufficient visibility and manoeuvrability within the proposed layout. As such, the proposal is considered to fail to accord with Policy T5 - New Accesses of the Gravesham Local Plan: First Review (1994), SPG 4 - KCC Parking Standards (2006) along with Gravesham's Householder Extensions/Alterations Design Guide (2021).

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 39 of the National Planning Policy Framework (NPPF) 2024, 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:

Application Form;

Drawing No. 01A - OS Plan Front Elevations and Block Plan - Existing;

Drawing No. 04A - Block Plan - Proposed;

Drawing No. 73PA/A3/02 - Front Elevation - Proposed; and

Drawing No. 73PA/A3/03 - Turning Circle Plan - Proposed.

3 FOR THE AVOIDANCE OF DOUBT

For the avoidance of doubt this application has only considered the construction of a vehicle crossover at 73 Parrock Avenue and no other form of development whether or not shown on the existing and proposed plans. For clarity, the existing elevations show a two storey side extension which was approved under reference 20190575. However this has not been constructed on site. It is possible that the 20190575 approval has now lapsed, and for the avoidance of doubt, this application does not provide confirmation in any capacity that works have commenced on site or the permission is extant.

Dated: 14 February 2025

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.