



Application: 20221097

**TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

To: **Mr Stuart Grist
C/O Mr Tony Angeletta
11 Joydens Wood Road
Bexley
Kent**

REFUSAL OF CERTIFICATE OF PROPOSED LAWFUL USE OR DEVELOPMENT

GRAVESHAM BOROUGH COUNCIL has considered your application dated 18th October 2022 under the provisions of Section 192 of the above mentioned Act and has determined the use, operation or matter set out therein being

Application for a Lawful Development Certificate in respect of the proposed erection of a two storey rear extension.

at **Tanners Grange
Tanyard Hill
Shorne
Gravesend
Kent
DA12 3EN**

WOULD NOT HAVE BEEN LAWFUL within the meaning of the said Act and, thus, application for planning permission in respect thereof must be made and planning permission obtained before any such proposals can be carried out.

The grounds for this determination are as follows:

- 1 The proposal is contrary to Class A.1 (k) as it would consist of an alteration to a part of the roof of the dwellinghouse.
The proposal is contrary to Class B.1 (d) as the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres
- 2 The proposal fails to comply with the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore planning permission is required from the Local Planning Authority for the enlargement of this property.

INFORMATIVES:-

1 DECISION PLANS

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

Application Form Dated 12/10/2022;
Supplementary Information Dated 12/10/2022;
Drawing Number SG/41: (Site Location Plan);
Drawing Number SG/42: (Block Plan - Existing);
Drawing Number SG/40: (Block - Proposed);
Drawing Number SG/29: (First Floor Plan and Rear and Side Elevations);

Drawing Number SG/21 A: (Elevations West Side and Ground Floor Plan - Proposed);
Drawing Number SG/22 A: (Elevations Rear (South) and East Side and First Floor Plan - Proposed);
Drawing Number SG/25 A: (Part Rear Elevation);
Drawing Number SG/26 A: (Elevation East Side - Proposed); and
Drawing Number SG/27 A: (Elevations West Side - Proposed).

2 SITE LOCATION PLAN

The submitted site location plan (red line plan) does not constitute the residential curtilage.

Dated: 6 December 2022

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (Planning)
Planning Service

Your attention is drawn to the following notes

NOTES

1. Any person who wishes to appeal –

(a) against a determination of the Council under Section 195 of the Act; or

(b) on the failure of the Council to give notice of their decision within 8 weeks of the date of the application

shall give notice of the appeal to the Secretary of State within **six months of the decision or of the expiry of the appropriate period allowed under Article 33 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 for giving such notice (two months)**, as the case may be, or such longer period as the Secretary of State may at any time allow.

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.

2. Such person shall also furnish to the Secretary of State a copy of the following documents:-

(i) the application;;

(ii) all relevant plans, drawings, particulars and documents submitted with the application;

(iii) the notice of the decision or determination, if any;

(iv) all other relevant correspondence with any Local Planning Authority.