



Application: 20240660

**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 SAJJAD SYED
C/O Mr Raheel Butt
SUITE 130
186 ST ALBANS ROAD
Watford
WD24 4AS**

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:

**277B Singlewell Road
Gravesend
Kent
DA11 7RN**

and being **Erection of a two storey front side and rear extension, loft conversion with rear dormer and rooflights, internal alterations and removal of the chimney.**

Your application dated 30th August 2024 is refused on the following grounds:-

1. The proposal would result in harmful overdevelopment of the dwelling which by virtue of its size, mass and bulk would fail to respect the design, character and appearance of the original dwelling and harm the wider streetscene. The proposed development does not respect the scale of the original dwelling and if permitted would be contrary to CS19 Local Plan Core Strategy 2014, SPD4 - Householder Alterations and Extensions Guidance 2020, Design for Gravesham - Design Code (2024) and Para 135 of the National Planning Policy Framework (2023).
2. The proposed extensions will result in unacceptable and detrimental outlook for future occupiers of the property. The proposal would therefore fail to provide a high standard of amenity for existing users, which would conflict with the requirements of the SPG2 Residential Layout Guidelines (2020), Design for Gravesham - Design Code (2024), Policy CS19 of the Gravesham Local Plan Core Strategy 2014 and paragraph 135f of the National Planning Policy Framework 2023.
3. The proposed balconies and large windows on the rear elevation of the dwelling would result in unacceptable levels of both direct and perceived overlooking into the private amenity space of 377a Singlewell Road and would be harmful to the amenities of the existing and future occupiers of this property, which they could reasonably expect to be able to continue to enjoy. As such, the proposed development would be contrary to SPG2 Residential Layout Guidelines (2020), Design for Gravesham - Design Code (2024), Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (September 2014) and Para 135f of the National Planning Policy

Framework (2023), which requires new development safeguard the amenity of neighbouring properties.

INFORMATIVES:-

1 DECISION PLANS

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

- o Application Form
- o Drawing No: PL002 (Proposed Site Plan)
- o Drawing No: PL001 (Block Plan)
- o Drawing No: PL009 (Proposed Ground Floor Plan)
- o Drawing No: PL012 (Proposed Roof Plan)
- o Drawing No: PL003 (Existing Ground Floor Plan)
- o Drawing No: PL014 (Proposed Side Elevations)
- o Drawing No: PL004 (Existing First Floor Plan)
- o Drawing No: PL008 (Existing Side Elevations)
- o Drawing No: PL011 (Proposed Loft Plan)
- o Drawing No: PL010 (Proposed First Floor Plan)
- o Drawing No: PL006 (Existing Roof Plan)
- o Drawing No: PL007 (Existing Front and Rear Elevations)
- o Drawing No: PL005 (Existing Loft Plan)
- o Drawing No: PL013 (Proposed Front and Rear Elevations)
- o Drawing No: PL000 (Site Location Plan)

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) 2023, 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 proposal was contrary to local and national planning policy and could not be supported.

Dated: 22 October 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.