



Application: 20250483

**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 Mark Welford
C/O Mr Jonathan Cook, Architecnique Architects
8 Beatty Cottages
Stoke Road
Allhallows
ROCHESTER
Kent
ME3 9PE**

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:

**1 Rose Cottages
Town Road
Cliffe Woods
Rochester
Medway
ME3 8EP**

and being **Construction of new self build chalet bungalow on land adjacent to 1 Rose Cottages, Town Road, Cliffe Woods.**

Your application dated 23rd May 2025 is refused on the following grounds:-

1. The site lies within the Metropolitan Green Belt where the construction of new buildings is inappropriate development unless it is for one of the excepted forms of development set out in paragraph 154 or 155 of the National Planning Policy Framework (2024). The proposal is for a separate dwelling and not as an annexe and results in the splitting of the residential curtilage. The building of a dwelling, whether as conversion or otherwise would still by definition result in a form of encroachment in the countryside by reason of the nature of the development and the paraphernalia and associated development that goes with what will be a separate dwelling from the existing dwelling on the site. The development does not, in the opinion of the Local Planning Authority, fall within the exceptions to inappropriate development in the Green Belt in the National Planning Policy Framework (2024) and results in substantial harm to the openness. No very special circumstances have been put forward to outweigh the harm to the Green Belt or any other identified harm and therefore the proposal is contrary to Policy CS01 (Sustainable Development) and Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy (2014) and Section 13 of the National Planning Policy Framework (2024) (Protecting Green Belt Land).
2. The proposed dwelling is poor design, overdevelopment and cramped onto the site, resulting in an imbalanced, elongated and contrived appearance that is at odds with the adjacent dwellings and harmful to the character of the street scene, contrary to Design for Gravesham: Design Code (2024), Gravesham's Householder Design Guidance SPD

(2021) as well as Policies CS15 and CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).

3. The proposal fails to safeguard the amenity of future occupiers, through undersized private amenity space contrary to the minimum requirement set out in Gravesham's Residential Layout Guidelines (SPG 2) (2020). Therefore, the proposed dwelling is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2024).
4. The proposed driveway represents a risk to highway safety by virtue of substandard and visibility splays and a lack of on-site turning. Therefore, the proposed driveway is contrary to Manual for Streets (2007) and Kent County Council's Dropped Kerb Guidance and Self-Assessment (2023), as well as Policy CS11 of Gravesham's Local Plan Core Strategy (2014), saved Policies T1 and T5 of Gravesham's Local Plan First Review (1994), and paragraph 116 of the National Planning Policy Framework (2024).
5. 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.

INFORMATIVES:-

1 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 - dated 14 May 2025;
Supplementary Information - BNG Self Build Form;
Drawing no. 025-007/001 - Rev. A - Site Location and Block Plans as Existing and Proposed;
Drawing no. 025-007/003 - Rev. A - Proposed Street Elevation;
Drawing no. 025-007/004 - Rev. A - Site Plans as Existing and Proposed;
Drawing no. 025-007/005 - Rev. A - Elevations as Proposed;
Drawing no. 025-007/006 - Rev. A - Ground Floor Plan as Proposed;
Drawing no. 025-007/007 - Rev. A - First Floor Plan as Proposed;
Drawing no 025-007-008 - Rev. A - Site Plans as Existing.

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 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 way. In this case, the proposal is contrary to local and national planning policy, and cannot be supported.

Dated: 17 September 2025

~~~~~  
**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.