

Application: 20230938

**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 Indi Ubhi
C/O Mr Ryan Townrow
RT Drafting Solutions Limited
277B Main Road
Sidcup
DA14 6QL**

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:

**15 Norfolk Road
Gravesend
Kent
DA12 2RX**

and being **change of use from family dwellinghouse (Use Class C3) to large HMO (Sui Generis) and loft conversion with two rear dormers and two rooflights to front roofslope.**

Your application dated 18th September 2023 is refused on the following grounds:-

1. The development would mean the loss of a single family dwellinghouse and would result in an incongruous, bulky and disproportionate roof alterations to the dwelling, giving the property a cramped, three storey appearance when viewed from the rear which is highly detrimental to the character of the existing dwellinghouse, and that of the surrounding area. As such, the proposal is considered to be contrary to Policies CS14 and CS19 of the Gravesham Local Plan Core Strategy (LPCS) (2014), Saved Policy H5 of the Local Plan First Review (LPFR) (1994) and Section 12 of the National Planning Policy Framework (NPPF) (2023).
2. The proposal fails to safeguard the amenity of future occupiers due to the rear garden area being substandard for the development and the outlook from the floor first rear bedroom being adversely impacted by the rear dormer on the outrigger. As such the proposal is contrary to Policies CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).
3. The proposed development fails to demonstrate it would safeguard the amenity of neighbouring properties due to the bulk and massing of the propped roof alterations and the development is contrary to Policy CS19 (LPCS) (2014) and Section 12 (NPPF) (2023).
4. The proposal would increase parking demand in the area without being able to provide any off-street parking to account for this demand, contrary to saved Policies H5 and P3 (LPFR) (1994).
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

provided 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 of the Gravesham Local Plan Core Strategy (2014) which seeks to ensure that detrimental effects on the integrity of SPA/Ramsar sites are avoided, or mitigated, and is also contrary to Paragraphs 180 and 181 of the National Planning Policy Framework (2023).

INFORMATIVES:-

1 DECISION PLANS

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

Application Form;
Supplementary Information - Planning Statement;
Block Plan - Existing (received on 18.09.23);
Block Plan - Proposed (received on 18.09.23);
OS Plan (received on 08.09.23);
Elevations - Existing (received on 08.09.23);
Elevations - Proposed (received on 08.09.23);
Floor Plans - Existing (received on 08.09.23); and
Floor Plans - Proposed (received on 08.09.23).

2 STATEMENT OF POSITIVE AND PROACTIVE

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 proposal is contrary to Local and National Planning Policy and cannot be supported.

Dated: 13 November 2023

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Wendy Lane MRTPI
Assistant Director (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.