

Medway Council District

## Decision Notice

Town and Country Planning Act 1990

### Planning Permission - Full householder: Refused

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<b>Applicant</b>	Theresa Prince
<b>Application number</b>	25-00108-HAPP
<b>Application received</b>	1 April 2025 00:00
<b>Decision date</b>	29 December 2025 00:00
<b>Site address</b>	11, ALMA PLACE, ROCHESTER, ME2 2AE
<b>Use/development</b>	Single storey and two storey side/rear extensions including a loft conversion and boundary treatments to front elevation.

### The application is refused due to the following reason(s):

The proposed two storey rear extension, by virtue of its flat roof design would relate poorly to the existing dwelling and neighbouring properties and not represent good design. The proposal would be detrimental to the character and appearance of the existing dwelling and surrounding area and therefore is not in accordance with Policy BNE1 of the Medway Local Plan 2003 and Paragraphs 131, 135 of the National Planning Policy Framework.

The application is recommended for refusal.

#### Informatives:

##### 1. Positive and Proactive

In accordance with paragraph 39 of the NPPF Medway Council takes a positive, proactive and creative approach to development proposals focused on solutions. Medway Council works with applicants/agents in a positive, proactive and creative and manner by: Offering a pre-application

advice service; Updating applicants/agents of any issues that may arise in the processing of their application; Where possible suggesting solutions; and Informing applicants/agents of any likely recommendation of refusal prior to a decision. In this instance the agent was advised that the application was considered acceptable and asked how they wished to proceed, however did not respond.

## 2. List of Submitted Docs

This planning decision takes into consideration the application form, drawing 11AP001 - Existing Floor Plans, drawing 11AP002 - Existing Elevations, drawing 11AP003C - Proposed Floor Plans, drawing 11AP004A - Proposed Elevations and drawing 11AP005 - Site Location Plan and Block Plan received on 31 March 2025.

### **This decision is based on the following plans:**

No plans specified

### **Site location**



## Notes

Enquiries regarding this document should include the application number and be sent to:

## Email

[planning.representations@medway.gov.uk](mailto:planning.representations@medway.gov.uk)

## Postal address

Medway Council District,  
Gun Wharf, Dock Road, Chatham, Kent, ME4 4TR

## Signature

Dave Harris  
Chief Planning Officer

## TOWN AND COUNTRY PLANNING ACT 1990

### **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 you want to appeal against your Local Planning Authority's decision, then you must do so within 12 weeks from the date of this notice for appeals being decided under the Commercial Appeals Service and 6 months from the date of this notice for all other minor and major applications.
- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
  - 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
  - 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- Appeals must be made to the Planning Inspectorate and this can be done electronically via the GOV.UK website: <https://www.gov.uk/appeal-planning-decision> (<https://www.gov.uk/appeal-planning-decision>)
- If you are unable to appeal online, you can obtain a paper form from the Planning Inspectorate by contacting their Customer Support Team on 0303 444 5000.

### **Commercial Appeals Service**

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

### **All other Minor and Major Applications**

- 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 the Secretary of State 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 on their decision on a direction given by him.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on GOV.UK.

### **Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor 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.

[Download as PDF \(https://medway.bops.services/api/v1/planning\\_applications/25-00108-HAPP/decision\\_notice.pdf\)](https://medway.bops.services/api/v1/planning_applications/25-00108-HAPP/decision_notice.pdf)