

Mr B Gill
103 Burnham Road
Dartford
Kent
DA1 5AZ

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995**

Notification of Refusal of Permission to Develop Land

TAKE NOTICE that the **DARTFORD BOROUGH COUNCIL**, the district planning Authority under the Town and Country Planning Acts, **HAS REFUSED PERMISSION** for development of land situated at

Garage Rear of 105 Burnham Road Dartford Kent DA1 5AZ

Referred to in your application for permission for development registered on 8th August 2013

And being

Change of use of detached garage to vehicle repair workshop (retrospective application)

As shown in Drawing No's: land registry plan; Layout Plan; 10112B; covering letter from applicant dated 05.08.2013

And that the grounds for such refusal are:

- 01 The proposal would give rise to an unacceptable and intrusive impact on local amenity in terms of noise and disturbance from the carrying out of work at the premises and therefore the proposal would be contrary to policies B1, H12 and E14 of the adopted Local Plan.
- 02 The proposal would give rise to indiscriminate on-street parking, causing highways and pedestrian safety issues and obstructing the free flow of pedestrians and vehicles along Chatsworth Road. It would also give rise to indiscriminate parking within the area to the front of the garage thus obstructing and preventing the free flow of vehicles to and from the existing garages serving no's 101 and 103 Burnham Road. This is contrary to policies B1, H12, T19 & T23 of the Adopted Local Plan and the Parking Standards Supplementary Planning Document (SPD).

Working positively and proactively:

The applicant has been made aware that the case officer would put the proposal forward for determination with a recommendation to refuse. They were made aware that issues that planning conditions might have addressed in other instances would not be effective in this particular instance due to the challenges of enforceability and the particular characteristics of the site.



Signed.....
DIRECTOR OF REGENERATION

Dated this 24th October 2013

Your attention is drawn to the notes attached.