

Mr Baljit Singh Gill  
C/o Jeremy Stillman  
Direct Planning Ltd  
Riverbank House  
95/97 High Street  
St Mary Cray  
Orpington  
BR5 3NH

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)**  
**(ENGLAND) ORDER 2015**

**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 30th August 2017

And being

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

As shown in Drawing No's: Site Location Plan; 10112 (Proposed Block Plan); and 10112B (Proposed Double Garage Plans and Elevations).

**And that the grounds for such refusal are:**

- 01 By virtue of the long hours of use, the noisy operations taking place at the site, the failure to keep all openings closed when works are occurring, vehicle repair works taking place outside the garage, and the overall inappropriate location of this vehicle repair workshop surrounded by residential dwellings, it is considered that the proposal introduces an intrusive and incongruous activity, which results in undue noise and disturbance to local residents. In addition, no acoustic assessment of the activities undertaken at the site and no details of acoustic protection measures or vehicle extraction exhaust equipment have been submitted. Therefore, the application fails to adequately demonstrate the potential detrimental impact of the proposed development on the amenities of adjoining residential occupiers could be mitigated for. As such, it is considered that the proposed development would be contrary to Policy DP5 of the Development Policies Local Plan 2017.

- 02 The proposed development fails to provide adequate parking for staff and patrons / visitors to the proposed vehicle repair workshop and also fails to provide adequate provision for the servicing of delivery / collection vehicles to the site. This would likely result in increased parking on the highway and surrounding residential roads contributing to parking congestion and conditions prejudicial to highway amenity. It is therefore contrary to Policy CS15 of the Core Strategy (2011) and Policies DP3, DP4 and DP5 of the Dartford Development Policies Plan (2017) and the Parking Standards Supplementary Planning Document (2015).

Working positively and proactively:

In reaching a decision on this application, the Borough Council has implemented the requirements of the National Planning Policy Framework in order to secure developments that improve the economic, social and environmental conditions of the area.



Signed.....

Dated this 25th September 2019

**HEAD OF REGENERATION**

**Your attention is drawn to the notes attached.**

**TOWN AND COUNTRY PLANNING ACT 1990**

**NOTIFICATION TO APPLICANT**

- If you are unhappy with the decision of the Council to refuse consent or approve the proposal, you may appeal to the Planning Inspectorate under section 78 of the Town and Country Act 1990 within **12 weeks** of the date of this decision notice. **(if you have also received an Enforcement Notice, the appeal must be made before the Enforcement Notice comes into effect (ie. 28 days))**
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN  
Tel: 0303 444 5000  
Online: <https://www.gov.uk/government/organisations/planning-inspectorate>  
Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk)
- Only the person who made the application can appeal.
- The Planning Inspectorate has power to allow a longer period for lodging an appeal but he will not normally be prepared to do so unless there are special circumstances for the delay in lodging the appeal
- The Planning inspectorate need not consider an appeal if it seems to the Planning Inspectorate 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.

The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the [Planning Portal](#).

The Case Officer who dealt with the application will be able to advise further on the appeal process if necessary.

REFUSAL NOTES (Minor Commercial)