

To: **Mr D Tarrant**
c/o Mr Michael Course
Plan And Survey
25 Alton Close
Bexley
DA5 3QJ

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

REFUSAL OF PERMISSION TO DEVELOP LAND	Reference Code : 25/00764/FUL
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TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS REFUSED TO PERMIT** the development of land situated at :

148 Slade Green Road
Erith
Kent
DA8 2JE

For Erection of a single storey detached outbuilding including boundary wall and metal sliding gate.

Referred to in the application for permission for development received on 8th April 2025, and that the grounds for such refusal are as attached.

Date of Decision : 3rd June 2025



Matthew Norwell
Director of Place

REASON(S) FOR REFUSAL

- 1 The wall/fence and gate, by reason of their location and height, along with the proposed structure at the rear of the garden would obstruct visibility of a vehicle entering Plantation Road from the private road. As such they are contrary to Paragraph 116 of the National Planning Policy Framework (2024), Policy T4 of the London Plan (2021) and Policies SP10, DP23 and DP24 of the Local Plan (2023), all of which seek to ensure highway safety.
- 2 In the absence of a Flood Risk Assessment, the application fails to demonstrate that the proposal would not increase the risk of flooding. As such, the application is contrary to the National Planning Policy Framework (paragraph 181) and Policy DP32 of the Bexley Local Plan (2023)

INFORMATIVES :-

- 1 The plans considered as part of this application are Existing Block Plan, Floor Plans & Elevations, Proposed Block Plan and Site Location Plan received by the Local Planning Authority on the 08/04/2025

PLEASE NOTE

In dealing with this planning application, Bexley Council has worked with the applicant in a positive and proactive manner, in accordance with the requirements of paragraphs 186 & 187 of the National Planning Policy Framework, to seek solutions to problems where practicable. Detailed advice is available in the form of the Council's Development Plan as well as in the Mayor of London's and Bexley Council's Supplementary Planning Documents and Guidance. The Council also offers a full pre-application service that is available to all applicants to assist in formulating their proposals.

APPEALS

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed works or if granted subject to conditions, then you can appeal to the Secretary of State. More details of the time limits for appeals and how you go about appealing along with Purchase Notices can be found on the following websites:

<https://www.gov.uk/government/organisations/planning-inspectorate>

<https://www.planningportal.co.uk/info/200207/appeals>