

To: **Carebase Ltd.**
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London
SE1 9HF

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

**REFUSAL OF PERMISSION
TO DEVELOP LAND**

Reference Code :
19/03072/FULM

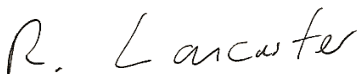
TAKE NOTICE that Bexley Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS REFUSED TO PERMIT** the development of land situated at :

2, 4, 6 And 8 Danson Road
Bexleyheath
Kent
DA6 8HB

For Demolition of the existing dwellings and erection of a part 1/2/3 storey building to provide a 70 bedroom nursing home, with associated access alterations, car and cycle parking, landscaping and amenity space.

Referred to in the application for permission for development received on 23rd December 2019, and that the grounds for such refusal are as attached.

Date of Decision : 30th November 2021



Head of Development Management

REASON(S) FOR REFUSAL

- 1 The proposed development, by reason of layout, height bulk and scale would result in a form and scale of development which would be harmful to the character and appearance of the area, contrary to policies D1, D3 and D4 of the London Plan (2021), policies CS01 and CS03 of the Bexley Core Strategy (2012), saved policies ENV39 and H3 of the Bexley Council Unitary Development Plan (2004) and Paragraph 130 and 134 of the National Planning Policy Framework (2021).
- 2 The proposed development by reason of the intensity of vehicular movements and its location would have a detrimental impact on highway safety and congestion, contrary to policy T4 of the London Plan (2021), CS15 of the Bexley Core Strategy (2012), saved policy T6 of the Bexley Council Unitary Development Plan (2004) and Paragraph 110 and 111 of the National Planning Policy Framework (2021).
- 3 The proposed development provide insufficient parking for the use in this location. This would cause increased on-street parking stress, detrimental to the amenities of local residents, contrary to saved policy T17 of the Bexley Council Unitary Development Plan (2004).
- 4 The proposed development, by reason of the position, height, bulk and scale would harm the setting of and result in less than substantial harm to, Danson Park, a Grade II Registered Park and Garden and designated heritage asset. It is not considered that this harm would be outweighed by the public benefits required by paragraph 202 of the National Planning Policy Framework (2021). The proposed development is therefore contrary to policy HC1 of the London Plan (2021), CS07 and CS19 of the Bexley Core Strategy (2012), saved policies ENV39 and H3 Bexley Council Unitary Development Plan (2004) and Paragraph 199 and 202 of the National Planning Policy Framework (2021).
- 5 The proposed development results in the loss of the four family dwelling houses which is not outweighed by the benefits of the scheme, including the provision of 70 car homes beds, contrary to Policies H8 of the London Plan (2021) and policies CS01 and CS03 of the Bexley Core Strategy (2012).
- 6 The proposed development by reason of its position and built form would result in loss of sunlight an overbearing impact on 1 Danson Mead, detrimental to the amenities of the occupiers of this property and contrary to saved policy ENV39 Bexley Council Unitary Development Plan (2004) and Paragraph 130 of the National Planning Policy Framework (2021).

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 development 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>