

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Refusal of Planning Permission to Develop Land

Mr Hodges
Humble Bee Lodge
Barrow Hill
Sellindge
Kent
TN25 6JH

Take notice that The Folkestone & Hythe District Council, the Local Planning Authority under the Town and Country Planning Acts, **HAS REFUSED TO PERMIT** development of land

situate at: HUMBLE BEE LODGE BARROW HILL SELLINDGE ASHFORD

and being EXTENSION INCORPORATING ANNEXE. ERECTION OF DETACHED DOUBLE GARAGE. EXTENSION TO EXISTING DOUBLE GARAGE.

referred to in your application for permission for development received on 10th September 2019.

REASONS:

1. The proposed extensions to the main dwelling are excessive in scale, and fail to respect the proportions, character and appearance of the existing dwelling. The proposed rear roof extension is of an excessive scale and bulk and inappropriate flat roofed form and would result in a top-heavy appearance. The proposed rear outbuilding is of an excessive footprint. The proposed garage to the front curtilage is set beyond the established front building line of the property and would be unduly prominent. The proposed materials; rendered walls and slate roofs to the extended dwelling and outbuildings, would be out of keeping with the character of the existing property and surrounding development. The overall resultant appearance would be that of an overdeveloped property, and the development as a whole fails to respect the character of the existing property and the prevailing character of the street scene. The proposed development is contrary to saved local plan policies CO1, BE1 and BE8, and emerging Places and Policies Local Plan policies HB1 and HB8.

2. The proposed annex accommodation would not have internal access to the existing dwelling and would not be physically capable of being incorporated into the main dwelling when the need for the annexe ceases. Furthermore, no details or information has explaining the the need for the proposed annex accommodation and the nature of the proposed occupation. The proposed annex accommodation is therefore contrary to emerging Places and Policies Local Plan policy HB9.

INFORMATIVES

- 1 Your attention is drawn to the fact that this planning permission has been refused on the basis of drawing numbers 1391A/03 Rev. C, 1391A/04 Rev. B, 1391A/05 Rev. B, 1391A/06 Rev. C, and 1391A/07 Rev. C.

It is the view of the Local Planning Authority that the development does not accord with the development plan and is unacceptable for the reasons set out in the grounds for refusal.



Dated this 8th day of January 2020
Folkestone & Hythe District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

Llywelyn Lloyd
Chief Planning Officer

GUIDANCE NOTES FOR APPEALS AGAINST REFUSALS ON HOUSEHOLDER APPLICATIONS

NOTIFICATION TO APPLICANT

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, 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, then you must do so within 12 weeks of the date of the notice, using a form which you can get from Initial Appeals, The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

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 him that the Local Planning Authority could not have granted planning permission for the proposed development, having regard to the statutory requirements, to the provision of a development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the Secretary of State refuses permission to develop land, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which had been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.