

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Refusal of Planning Permission to Develop Land

Mr M Maynard
C/o Mr Nigel Seymour
Nigel Seymour Design Services
29 Hardy Road
Greatstone
New Romney
Kent
TN28 8SF

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: 47 ROLFE LANE NEW ROMNEY KENT TN28 8JP

and being ERECTION OF AN EXTENSION TO EXISTING FRONT GARAGE. RE-SUBMISSION OF Y19/1000/FH.

referred to in your application for permission for development received on 19th November 2019.

REASONS:

1. The proposed front extension, by virtue of its depth and projection off the front building line would appear overly intrusive in the street scene, resulting in a prominent and discordant feature that would appear out of keeping and be detrimental to the appearance of the host dwelling and existing development within the street scene. As such the development would appear visually incongruous and would detract from the architectural character of the original building and the wider street scene contrary to policies BE1 and BE8 of the Local Plan Review and HB1 and HB8 of the Places and Policies Local Plan Submission Draft.

INFORMATIVES

1 This decision is based on drawings: 19010/B/03 Rev: A and 19010/B/04 Rev: A.

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.

A handwritten signature in black ink, appearing to read 'Llywelyn Lloyd', written in a cursive style.

Dated this 9th 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/pes.

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.