

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Refusal of Planning Permission to Develop Land

Mr Edward Cheesman
29 Links Crescent
St Marys Bay
Kent
TN29 0RS

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: 29 LINKS CRESCENT ST MARYS BAY ROMNEY MARSH KENT

and being ERECTION OF TWO SINGLE STOREY FRONT/SIDE EXTENSIONS AND ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH CONVERSION OF INTEGRAL GARAGE TO FORM ADDITIONAL LIVING ACCOMMODATION.

referred to in your application for permission for development received on 25th March 2019.

REASONS:

1. The proposed development, by reason of its design, would have a harmful impact on the character of the dwelling and on the Links Crescent estate as a whole. The stepped frontage is a key design element and an identifying feature of the design origins of the dwelling and the estate. Local policies seek to ensure that development contributes positively to the character, functioning and quality of the area. The proposed development is therefore contrary to saved policies BE1 and BE8 of the Shepway District Local Plan Review.

INFORMATIVES

- 1 Your attention is drawn to the fact that this refusal of planning permission is on the basis of submitted site location plan and drawing No(s) LC02 Rev C and LC03 Rev A, received 25.03.2019.

The proposed development is unacceptable in principle for planning policy reasons and the Local Planning Authority does not consider that there are any amendments that can be made to the scheme to overcome this.

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', with a stylized, cursive script.

Dated this 20th day of May 2019

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.