

TOWN AND COUNTRY PLANNING ACT 1990

Notification of Refusal of Planning Permission to Develop Land

Mr And Mrs Tracey
C/o Mr K Barker
Keith Barker Design
25 Lucy Avenue
Broadmead Village
Folkestone
Kent
CT19 5UF

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

situate at: 5 AND 7 DUNES ROAD GREATSTONE NEW ROMNEY KENT

and being ERECTION OF A PITCHED ROOF EXTENSION WITH FRONT DORMER (TO CREATE A ROOF LEVEL STORAGE AREA) , THREE STOREY REAR EXTENSION, BIN STORE AND OTHER EXTERNAL ALTERATIONS (RESUBMISSION OF PREVIOUSLY REFUSED APPLICATION Y15/0577/SH).

referred to in your application for permission for development received on 26th May 2016.

REASONS:

1. The proposed development would by virtue of the close proximity to neighbouring properties and windows, position of proposed new windows, increased roof height and bulk, together with the rear extension result in an unacceptable level of overshadowing to neighbouring windows, would have an overbearing impact and result in loss of privacy, detrimental to the amenities of neighbouring occupiers. As such the development would be an unneighbourly form of development to those residing to the north and south of the development site and would be contrary to saved Local Plan Review policies SD1 and BE8, together with the NPPF: 2012 which seek to safeguard the amenities of residents and propose a sustainable form of development.

INFORMATIVES

- 1 Your attention is drawn to the fact that this refusal of planning permission is on the basis of submitted drawing No(s) 1017/03, 1017/04 and the promap OS plan.

The applicant and agent was provided with pre-application advice in accordance with the Council's Informal Advice Protocol, including advising of a likely recommendation for refusal on the grounds of being contrary to planning policy

The applicant and agent was provided with pre-application advice in accordance with the Council's Informal Advice Protocol, and the issues raised were not addressed in the submitted application

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 'B. Geering'.

Dated this 3rd day of March 2017

Shepway District Council,
Civic Centre, Castle Hill Avenue,
Folkestone, Kent CT20 2QY

Ben Geering
Head of Planning

APPEAL GUIDANCE NOTES

Note:

This permission is confined to permission under the Town and Country Planning Act 1990 (as amended) and does not obviate the necessity for compliance with any enactment, bye-law or other provision whatsoever or of obtaining from the appropriate authority any permission, consent, approval or authorisation which may be required.

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 or the grant of it, subject to conditions, 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 six months 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 or could not have granted it without the conditions it imposed, 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 or grants it subject to conditions, 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.