

**NOTIFICATION OF DECISION OF  
THE LOCAL PLANNING AUTHORITY**

**Date of Decision: 12 December 2025**



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Rebecca Jessup  
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TN12 5EE

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application Number: 25/1875/FH**

**Proposal: Single storey side and rear extension to dwelling, cladding, and re-roofing and erection of open sided canopy over detached retained railway carriage.**

**Site Location: HAFOD, DUNGENESS ROAD, DUNGENESS, ROMNEY MARSH, TN29 9ND**

**DECISION: REFUSED in accordance with the planning application and plans.**

**REFUSAL REASONS**

- 1 The proposed development, by virtue of its design, scale, bulk, mass, siting and materials, would amount to an incongruous and obtrusive form of development, that would be significantly harmful to the visual amenity of the application site, streetscene and the Dungeness Conservation Area. The proposal would therefore be contrary to policies HB1 and HB8 of the adopted Places and Policies Local Plan (2020) and the National Planning Policy Framework.

**Informatives and notes**

- 1 This decision is based on the following drawings and documents:

Location & Existing & Proposed Block Plan - received 15/10/2025  
2025-2127-003 Proposed Plans & Elevations - received 07/10/2025  
Heritage Statement - received 15/10/2025  
2025-2127 Planning Statement - received 07/10/2025  
2025-2127-004/5 Design Concept - received 07/10/2025

In determining this planning application, the Council has had due regard for all relevant matters and particularly the National Planning Policy Framework. This includes the duty to work positively with the applicant to resolve potential issues and seek acceptable solutions.

This decision relates ONLY to the requirements of Town and Country Planning Act 1990. Separate determinations are required for other aspects of the planning regime, building regulations and environmental legislation. Any other permissions must be obtained separately from the relevant body.

A handwritten signature in black ink, appearing to read 'H. G. G.', is positioned on the left side of the page.

**Issued by the Chief Planning Officer**

*This decision notice consists of 3 pages*

## **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. As this is a decision to refuse planning permission for a householder application, if you want to appeal, then you must do so within 12 weeks of the date of the notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at [www.gov.uk/government/organisations/planning-inspectorate](http://www.gov.uk/government/organisations/planning-inspectorate). 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 Chapter I of Part 6 of the Town and Country Planning Act 1990.