

Manish Sharma
22 Argyll Street
Maidstone
MU00 ABC

Date of decision: 15 June 2020

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015
PLANNING PERMISSION REFUSED

Application Number: 20/500818/FULL

Date your planning application was submitted: 10 June 2020

Site location: 22 Argyll Street Maidstone

Description: Demolition of the existing garage and outbuilding, and erection of a single-storey rear and side extension, with first and second floor rear dormers within the existing roof pitch. Excavation of garden to accommodate the rear extension with remodelling as shown in drawings.

Plans that this decision was based on: M1234

Application submitted by: Manish Sharma

Reasons for refusal

1. The size, position and design of the proposed development would not respect the character and appearance of surrounding buildings, the street scene and the surrounding area.

Relevant policy: Policies DM1 and DM32 of the Maidstone Borough Local Plan 2017

2. The depth of the rearward projection and its proximity to the boundary would be obtrusive and overbearing when viewed from the rear garden area of [Address], resulting in a degree of loss of light.

Relevant policy: Policies DM1 and DM32 of the Maidstone Borough Local Plan 2017

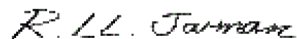
How the planning department makes decisions

Our decisions are guided by the National Policy Planning Framework (NPPF). While proposed developments must satisfy that legislation, we aim to engage with applicants positively for a successful outcome wherever possible. To help with new applications, we offer a pre-application advice service, where we can discuss proposals and any issues that may arise.

What happens next

We've included some information from the Planning Inspectorate on a separate page. Read this carefully as it explains what you need to consider if you decide to submit your application again with changes, or appeal this decision.

Regards

A handwritten signature in black ink that reads "R. L. Jarman".

**Rob Jarman
Head of Planning Services
Maidstone Borough Council**

Please read the notes on the next page.

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

Speak to us about amending your planning application

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application.

Tom Meyer
Maidstone Borough Council
tom.meyer@mbc.gov.uk

Appealing to the Planning Inspectorate

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance at:

www.gov.uk/appeal-householder-planning-decision

To start your appeal online visit:

www.gov.uk/appeal-planning-inspectorate

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charged at a local rate).