

<name and address>

Date of decision: <date>

Town and Country Planning Act 1990

PLANNING PERMISSION REFUSED

Application Number: <application numbers>

Date your planning application was submitted: <date>

Appeal site location: <address>

Description: <For example: *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.*>

Application submitted by: <name>

Reasons for refusal

1. <Enter reason for refusal 1>

Relevant policy: <For example: *Policies DM1 and DM32 of the Maidstone Borough Local Plan 2017*>

2. <Enter reason for refusal 2>

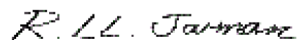
Relevant policy: <For example: *Policies DM1 and DM32 of the Maidstone Borough Local Plan 2017*>

How the planning department makes decisions

<Insert content about NPPF and any pre-application service, for example>

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.

Kind regards

A handwritten signature in black ink, appearing to read 'R. L. Jarman'.

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

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused (or granted with conditions) but you still want to pursue it, speak to your local planning department.

If you can make changes that resolve the reasons for refusal, you may be able to submit your application again.

Resubmitting your planning application

If you can change your application to respond to the reasons for refusal, contact us about what to do next.

The case officer named below can give you more information about deadlines and any fees for resubmitting your 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.

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).