

Mr John Doe
22 Argyll Street
Maidstone
MU00 ABC

Date of decision: 15 June 2020

Town and Country Planning Act 1990
PLANNING PERMISSION REFUSED

Application Number:	20/500818/FULL
Date your planning application was submitted:	10 June 2020
Appeal 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.
Application submitted by:	Mr John Doe

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.
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.

Kind regards

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 case officer. If you can make changes that resolve the reasons for refusal, you could submit your application again.

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate.

Resubmitting your planning application to the Local Planning Authority (LPA)

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
01234 567 890

Appealing 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.

To start your appeal online visit:

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

Appeal reference number:

HAS123456

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