

Mr John Doe  
22 Argyll Street  
Maidstone  
MU00 ABC

**Date of decision:** 15 June 2020

Town and Country Planning Act 1990  
**PLANNING PERMISSION REFUSED**

---

<b>Application Number:</b>	20/500818/FULL
<b>Date your planning application was submitted:</b>	10 June 2020
<b>Appeal site location:</b>	22 Argyll Street Maidstone
<b>Description:</b>	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.
<b>Application submitted by:</b>	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-planning-inspectorate](http://www.gov.uk/appeal-planning-inspectorate)

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

[www.gov.uk/appeal-householder-planning-decision](http://www.gov.uk/appeal-householder-planning-decision)

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