

Mr John Doe  
22 Argyll Street  
Maidstone  
MU00 ABC

**Date of decision:** 15 June 2020

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<b>Application Number:</b>	20/500818/FULL
<b>Date your planning application was submitted:</b>	10 June 2020
<b>Site Location:</b>	22 Argyll Street Maidstone
<b>Summary:</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

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## 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**

## **RESUBMITTING OR APPEALING WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED**

When the Local Planning Authority (LPA) refuses a householder planning application, or grants it with conditions, you may want to resubmit your application with changes, or make an appeal.

### **RESUBMITTING OR APPEALING – WHICH IS RIGHT FOR YOU?**

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

If you think you can change your application to resolve the reasons for refusal, speak to your LPA about resubmitting the application.

Resubmissions are dealt with by your LPA. They can advise you on what to do next, as well as the deadline for resubmission. You'll need to contact the case officer named below.

Tom Meyer  
Maidstone Borough Council  
01234 567 890

#### **Appealing to the Planning Inspectorate**

If you cannot change your application, but you can show that the LPA's decision was incorrect, then you should appeal instead. Appeals are dealt with by the Planning Inspectorate (on behalf of the Secretary of State), not your LPA.

You must appeal within **12 weeks** of the date on the decision notice, or **within 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 information 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, or you need a paper form, call the Planning Inspectorate helpline on 0303 444 5000.