

01 August 2025

Ms Alice Beeken  
The Wool Store, Fullers Way, Biddenden,  
Ashford, United Kingdom, TN27 8FQ



International House  
Dover Place  
Ashford  
Kent TN23 1HU  
01233 331111  
[www.ashford.gov.uk](http://www.ashford.gov.uk)

**NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**Case Reference**      **PA/2025/0791**

**Site Address**        **Land 100m East of, Homestall Farm, Ashford Road, High Halden,  
Ashford, Kent TN26 3BS**

**Proposal**            **Erection of 2no. residential dwellings, associated parking, landscaping  
and widening of existing access**

**DECISION: Planning Permission is REFUSED for the following reasons:**

**Refusal Reasons:**

1      The proposal is contrary to Policies SP1, SP2, SP6, ENV3a, ENV13 and HOU5 of the Ashford Local Plan 2030, SPD Landscape Character (2011), and Central Government guidance contained in the National Planning Policy Framework 2024 and would therefore be contrary to interests of acknowledged planning importance for the following reasons:.

1) The proposed development, by virtue of its location outside of the built up confines of High Halden does not lie within easy walking distance of basic day-to-day services, and would therefore give rise to an unsustainable form of development, over-reliant on the private motor car to access everyday services to the detriment of the environment and contrary to the core principles of the Local Plan and the NPPF which seek to promote sustainable development in rural areas and avoid isolated homes in the countryside.

2) The proposal would lead to an excessive density of development in this semi-rural area, contributing to the increasing suburbanisation of the area and would harmfully erode the verdant semi-rural character and appearance of this visual break between developments. The site offers an important transition from the built development of the village to the countryside beyond. This would be eroded/lost as a result of the proposed development resulting in visual harm. Furthermore, sight line considerations are likely to result in a significant portion of the road-side hedge being removed which is rural and agricultural in nature and contributes to providing an important break in the pattern of residential frontages.

3) By virtue of the above, the development has an adverse impact on the setting of Blackborne Cottage a grade II listed building and diminishes the positive contribution that the property makes to its historic rural surroundings.

**Informatives:**

- The following drawings and documents have been marked as refused as part of this determination

<b>Description</b>	<b>Date</b>
Location & Block Plan 4913 - 01C	25 April 2025
PROPOSED FLOOR PLAN - 4913 - 11A	6 May 2025
PROPOSED ELEVATIONS - 4913 - 12A	6 May 2025
Proposed block plan 4913 - 10F	15 July 2025
Visibility splays 4913 - 15	15 July 2025

- In accordance with paragraph 38 of the NPPF, Ashford Borough Council (ABC) takes a positive and proactive approach to development proposals focused on solutions. ABC works with applicants/agents in a positive and proactive manner by;
  - offering a pre-application advice service,
  - as appropriate updating applicants/agents of any issues that may arise in the processing of their application where possible suggesting solutions to secure a successful outcome,
  - informing applicants/agents of any likely recommendation of refusal prior to a decision and,
  - by adhering to the requirements of the Development Management Customer Charter.

In this instance the applicant was informed/ advised how the proposal did not accord with the development plan and that no material considerations are apparent to outweigh these matters.

**Signed**



Simon Cole  
Assistant Director - Planning and Development

## **REFUSAL OF PLANNING PERMISSION**

### **Notes for the Applicant Appeals**

1. If you are unhappy with the disclosed Decision to refuse permission, you may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Any appeal must be made within 6 months of the date of decision, or 6 months from the expiry of the period which the LPA had to determine the application. If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate at least 10 days before submitting the appeal. You can notify the Planning Inspectorate via email at:-([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)). Further details are available on [www.gov.uk](http://www.gov.uk) However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is: .28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made. .28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months). NB – the LPA determination period is usually 8 weeks (13 weeks for major developments and 28 days for non-material amendment applications). If you have agreed a longer

period with the LPA, the time limit runs from that date. The necessary form is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or by telephoning on:-0303 444 5000 or via their website: [www.planning-inspectorate.gov.uk/pins/index.htm](http://www.planning-inspectorate.gov.uk/pins/index.htm) A longer period for the giving of notice of an appeal may be allowed by the Planning Inspectorate but normally asks what special circumstances there are which excuse the delay in giving notice of an appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Borough Council.

### **Beneficial Use**

2. If permission to develop land is granted subject to conditions, whether by the Borough Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve on the Borough Council a Purchase Notice requiring the Borough Council to purchase your interest in the land in accordance with the provision of Part IV of the Town and Country Planning Act 1990. Before following this course of action it is suggested that you seek the advice of a Planning Consultant or a Solicitor.