

28 November 2025

Mr Colin Ladd  
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## **NOTIFICATION OF DECISION OF THE LOCAL PLANNING AUTHORITY**

**Case Reference** PA/2025/1953

**Site Address** 156 Kingsnorth Road, Ashford, TN23 6LS

**Proposal** Two storey rear extension and front porch including alterations to fenestration to include a first floor window on the side elevation and new rear parking provisions following the demolition of existing single rear extension

**Town and Country Planning Act 1990 (as amended)**

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

### **Refusal Reasons:**

1 The proposed development would be contrary to policies SP1, SP6 and HOU8 of the Local Plan to 2030 and to the Council's Supplementary Planning Guidance SPG10 Domestic Extensions in Urban and Rural Areas and to Government Guidance contained in the NPPF and is therefore considered development harmful to interests of acknowledged planning importance for the following reasons:

1) The proposed two-storey extension, by virtue of its bulk, scale, massing and flat roof design, would form an incongruous and visually dominant addition that fails to respect the character and form of the host dwelling and the surrounding area. As such the extension would result in a poorly proportioned and unsympathetic form of development which would cause harm to the visual amenity of the locality.

2) The proposed two storey extension by virtue of its proximity to the neighbouring property at No 154 Kingsnorth Road would give rise to an overbearing form of development resulting in unacceptable harm to residential amenity.

### **Informatives:**

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

<b>Description</b>	<b>Date</b>
Proposed Plans and Elevations - 670-03/B	21 October

Location and Block Plan - 670-01

2025

21 October

2025

Proposed Block Plan - 670-04A

29 October

2025

### **Working with the Applicant**

In accordance with paragraph 39 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;

- 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.

In this instance

- The applicant was informed/ advised how the proposal did not accord with the development plan, that no material considerations are apparent to outweigh these matters and provided the opportunity to withdraw the application.

**Signed**



Simon Cole  
Assistant Director - Planning and Development

### **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 12 weeks of the date of decision.

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). 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 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 12 weeks).

NB – if the LPA have failed to determine your householder planning application or you are appealing against grant of permission subject to conditions to which you object, please follow the time limits under “Planning application”.

Appeals can be made using a form which you can get online at: [gov.uk/planning-inspectorate](http://gov.uk/planning-inspectorate). If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

A longer period for the giving of notice of an appeal may be allowed by the Planning Inspectorate but they normally ask 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.