



The planner

I made an application for planning permission to build a new house on land at the side of my home. However, I have had it refused under delegated powers, even though the site is within the town-development boundary. The planning officer who dealt with the application was brusque and has refused to discuss the reasons for the refusal. What can I do?

TJ, by e-mail

I am sorry to hear you feel that you have been badly served by a member of your council's planning team. Make an appointment with the senior planning officer (assuming it wasn't him who was dealing with your application) to discuss the decision. If this does not resolve the situation, then you will need to contact your ward councillor. If he or she is unable to generate a satisfactory response, make a formal complaint to the council. As the planning officer refused your application under powers delegated by the council, rather than by the elected members of the planning committee, you might need to employ a consultant. It may be possible to resubmit a revised application; if so, provided it is submitted within 12 months of the refusal, you won't have to pay again. Ask your ward councillor to request that the new application be considered by the planning committee instead of the planning officer using delegated powers. You have a right to appeal to the secretary of state for communities and local government as a last resort. For a list of consultants in your area, contact the Royal Town Planning Institute (020 7929 9494, www.rtpi.org.uk).

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