



# EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

## REFUSAL OF PLANNING PERMISSION

EN/09/01256/FUL

**Location**

Store 3 Rear Of Redwood..Raunds Road..Chelveston..Northamptonshire..NN9 6AB...

**Proposal**

Redevelopment of site to create a detached double garage, erection of new detached one and half storey dwelling and new vehicular access

**Applicant**

Mr And Mrs J Ogden

Redwood Raunds Road Chelveston Wellingborough

**Agent**

Dooley Architectural Solutions

5 North Portway Close Round Spinney Northampton NN3 8RQ

**Date received**

7 August 2009

**Date valid**

6 October 2009

Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **REFUSE PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, for the following reasons:

1. The proposal would result in the creation of a residential unit in the open countryside without adequate justification. In addition, the proposal would result in a cramped form of development within the site and by reason of overall layout would detract from the main pattern of surrounding residential development along Raunds Road. If allowed the development would set an undesirable precedent for other residential development to the rear of the other properties along Raunds Road, (in particular the rear of No.1 Raunds Road, The Maples, East View, Gardenfield and Meadowcroft). The overall impact of this would be an unsustainable pattern of development and harm to the character and appearance of the rural area. The development is therefore contrary to Policies 1, 9 and 13 of the Northamptonshire Core Spatial Strategy, and guidance contained in PPS1: Sustainable Development, PPS7: Sustainable Development in Rural Areas and PPG13: Transport.

**Your attention is drawn to the following notes:**

1. The drawings to which this decision relates are as follows:  
 Information received by the Local Planning Authority on 7th September 2009, drawing number: 09/017/1B, Design and Access Statement, Sustainability Appraisal and Energy Statement, and Arboricultural Survey Report dated 30th September 2009 received on 3rd October 2009.

Plans received by the Local Planning Authority on 3rd November 2009, drawing numbers: 09/017/5, 09/017/3B and 09/0901-1 Revision B.

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Decision Date  
30 November 2009

Signed:

T. G. Watson

Head of Planning Services

### **RIGHT OF APPEAL:**

Your attention is drawn to the following notes which explain how to submit an appeal should you be aggrieved by the above decision.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or the grant of permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, in accordance with Sections 78 and 79 of the Town and Country Planning Act 1990 or Sections 20 and 21 of the Planning (Listed Buildings and Conservation Areas) Act 1990, within 6 months of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of 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 local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements, to the provisions of the development order, and to any direction given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of responsibly beneficial use by carrying out of any development which has been or would be permitted he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 or Chapter III of the Planning (Listed Buildings and Conservation Areas) Act
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990 or Section 27 of the Planning (Listed Buildings and Conservation Areas) Act

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