



South Derbyshire District Council

Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH
Tel: 01283 228706 Email: planning@south-derbys.gov.uk

www.planning.south-derbys.gov.uk/

Mr Steve Cox
56 Clifton Close
Swadlincote
DE119SQ

Applicant:

Mr Ben Woolf
21 Rowley Close
Swadlincote
DE11 8LX

Reg. No. 9/2015/1117

Local Government Act 1972
Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

In exercise of its powers as the Local Planning Authority under the above Acts and related subordinate legislation, the Council hereby gives notice that your application for **THE ERECTION OF A TWO-STOREY FRONT EXTENSION AT 21 ROWLEY CLOSE SWADLINCOTE** as shown on the deposited plans and described in the application form received 09/12/2015 is hereby REFUSED, for the following reason:

1. The proposed first floor bedroom window would be located in a position considerably less than the required 21m distance to the front facing dining room window of no.19 Rowley Close, resulting in an unacceptable level of overlooking of said neighbouring windows and as such is contrary to saved Housing Policy 13 of the South Derbyshire Local Plan, emerging policy SD1 of the Local Plan Part 1, the Extending Your Home SPG, paragraph 17 of the NPPF and associated guidance contained in the NPPG, with the benefits of the development significantly and demonstrably outweighed by the harm which arises.

Authorised Officer of the Council

Date: 03/02/2016

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

REFUSAL NOTES

Any correspondence or enquiries concerning this notice should be addressed to Planning Services, South Derbyshire District Council, Civic Offices, Civic Way, Swadlincote, DE11 0AH or by e-mail to planning@south-derbys.gov.uk

Rights of appeal against the Local Planning Authority's decision.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.