



South Derbyshire District Council

Civic Offices, Civic Way, Swadlincote, Derbyshire DE11 0AH

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

Mr Robert Williams
Alder Mill
Alder Mill House
Sheepy Road
Atherstone
CV9 3AH

Applicant:
Mrs Donna Russell
Mauranda
Green Lane
Overseal
Swadlincote
DE12 6JP

Reg. No. 9/2016/0584

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 AN EXTENSION AND GARAGE AT MAURANDA GREEN LANE OVERSEAL SWADLINCOTE** as shown on the deposited plans and described in the application form received 08/06/2016 is hereby REFUSED, for the following reason:

1. The design of the garage is acceptable in terms of its relationship to the design of the host dwelling. However, when considering the wider context of the garage and its position in the street, the frontage land of the property and that of its immediate neighbours are characteristically free from built structures where dwellings are set back to give an open feel to this locality. The proposed garage does not respect the open character of the area and as such is contrary to policy BNE1 of the 2016 Local Plan, H13 of the 1998 Local Plan, H27 of the draft Local Plan Part 2 and Supplementary Planning Guidance 'Extending Your Home'.

Authorised Officer of the Council

Date: 03/08/2016

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES

REFUSAL NOTES

1. 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
2. **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.
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