Hinckley & Bosworth Borough Council

A Borough to be proud of

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant	**Name and Address of Agent (if any)**
Mrs Sue Bee	AxonBeckett Ltd
36 Grove Road	W5 The Quarters
Burbage	65 Druid Street
Hinckley	Hinckley
Leicestershire	Leicester
LE10 2AD	LE10 1QG

Part I - Particulars of Application

Date of Application	**Application No.**
15 January 2009	09/00021/FUL

Particulars and location of development:

ERECTION OF NEW DWELLING

36 Grove Road Burbage Hinckley LE10 2AD

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1990, the Hinckley and Bosworth Borough Council refuses to permit the carrying out of the development referred to in Part I hereof for the following reason(s) :-

1. In the opinion of the Local Planning Authority the proposal represents a contrived incongruous form of development which would not complement or enhance the character of this prominent site or the surrounding area by virtue of a lack of coherency and ill proportioned architectural design features as well as the use of large expanses of brickwork. As such the proposed development is contrary to Policy BE1 of the adopted Hinckley and Bosworth Local Plan and SPG on New Residential Development.

2. In the opinion of the Local Planning Authority the proposed development would result in a poor layout that does not make good use of the land available and fails to respect the street scene and its general location. The cramped nature of the proposal not only results in poor quality amenity space for future occupiers but is also out of character with surrounding spacious plots and adversely affects the viability of two well establish trees that contribute significantly to the quality of the area. In this respect the proposal is contrary to policy BE1 of the adopted Hinckley and Bosworth Local Plan and the SPG on New Residential Development.

3. It is the opinion of the Local Planning Authority, the lack of any financial contribution to address the increase in pressure placed on the play and open space facilities of the local area by the proposed development would not accord with Government Circular 05/05, Policies REC3 and IMP1 of the adopted Hinckley and Bosworth Local Plan, and the Supplementary Planning Document on Play and Open Space adopted October 2008.

Notes to Applicant

1. List of plans used in the determination of this application:- Drg No. 08896-PL01; Design and Access Statement

IMPORTANT – PLEASE READ THE NOTES AT THE END OF THIS DOCUMENT

2. The Local Planning Authority would look more favourably on a revised scheme which is more reflective of the local vernacular and character and respective of the size of plot.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date :17 April 2009

NOTES

1. It will be most helpful if the application number shown overleaf is quoted on all correspondence.

2. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission he may appeal to the Planning Inspectorate in accordance with Section 78 of the Town and Country Planning Act 1990 within **six months (see para 2a below)** of the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 305(K), Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by telephoning 0117 372 6372). 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 as set out in Section 78 of the Town and Country Planning Act 1990, to the provisions of the development order, and to any directions 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.

2a. Appeals- new time rules. Appeals relating to applications made to the Local Planning Authority on, or after, 14 October 2004 must be made within **six months** of the date of this notice.

3. If permission to develop land is refused 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 reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council 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.

4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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