HINCKLEY & BOSWORTH BOROUGH COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Name and Address of Applicant
Mr Roy Borthwick C/o Agent

Name and Address of Agent (if any)
Mrs Sally Stroman
Wilbraham Associates Ltd
18 Regent Place
Rugby
Wawickshire
CV21 2PN

Part I - Particulars of Application

Date of Application	**Application No.**
19 June 2008	08/00627/FUL

Particulars and location of development:

DEMOLITION OF THE EXISTING CONSERVATORY AND REBUILD TO PROVIDE A FAMILY DINING/BREAKFAST ROOM WITH BAR AREA, WC FACILITIES AND RECEPTION AREA TOGETHER WITH CHANGE OF USE OF PART GROUND FLOOR OF DWELLING TO PROVIDE A TEA ROOM/DINING AREA AND KITCHEN.

Pinewood Overton Road Nailstone Ibstock Leicestershire

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. The proposal, if permitted could result in an unacceptable increase in traffic using the sites vehicular access and the Overton Road / A447 junction which lacks appropriate visibility for the speed of traffic on the main road which could lead to increased dangers for road users, it is therefore contrary to policy T5 of the adopted Hinckley and Bosworth Local Plan and the guidance contained within Leicestershire County Council's highway design guidance, 'Highways, Transportation and Development'.

2. The proposal, if permitted could result in an unacceptable increase in traffic using an access, which has inadequate width and geometry. That could in turn lead to vehicles reversing onto or off the Highway to the detriment of road safety, it is therefore contrary to policy T5 of the adopted Hinckley and Bosworth Local Plan and the guidance contained within Leicestershire County Council's highway design guidance, 'Highways, Transportation and Development'.

3. The proposed development is excessive in size and scale and if permitted, would be inappropriate and incongruous element which would have a detrimental effect on the existing dwelling, the site and the open countryside, it is therefore not in accordance with policy BE1 and NE5 of the adopted Hinckley and Bosworth Local Plan.

4. The proposed development by virtue of the proposed use would be an unwarranted and unacceptable development harming the character and appearance of the countryside and has the potential to cause additional noise and disturbance to neighbouring properties, this would be contrary to policies BE1 and NE5 of the adopted Hinckley and Bosworth Local Plan.

...cont

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

Continuation 08/00627/FUL

NOTES TO APPLICANT :-

1. The plans relevant to this decision are those submitted with the application labelled, Pinewood 1/1/08, Pinewood 1/2/08, Pinewood 3 and Pinewood 4.

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date :29 August 2008