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
Duncan Smith Property Ltd

Name and Address of Agent (if any)
Mr Joel Hancock
Hancock Planning Ltd
Hope Cottage
The Green
Claverdon
Warwickshire
CV35 8LL

Part I - Particulars of Application

Date of Application	**Application No.**
10 November 2008	08/01073/FUL

Particulars and location of development:

RELOCATED GARAGE BLOCK WITH DUPLEX APARTMENT

60 Main Street Higham On The Hill Nuneaton Leicestershire CV13 6AH

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. Ravenstone Farm is a Grade II listed building and it is the opinion of the local planning authority that the proposed dwelling by way of its similar vernacular design style to the farm outbuildings and its siting, a significant distance south of the rear of the farm buildings, would have a detrimental impact on the setting of this listed building and the character and appearance of the Higham on the Hill Conservation Area. Historically, the area to the south of the farmstead would have been used for agricultural purposes and little or no built form would have existed here. The proposed dwelling, by replicating the design style of the farm outbuildings will create a damaging form of development that will appear as an unnecessary extension to the built form and the setting of the farmstead. Accordingly, the proposal is contrary to the intentions of Policies BE5 and BE7 of the Adopted Hinckley and Bosworth Local Plan and the overarching guidance contained within Planning Policy Guidance Note 15: Planning and the Historic Environment.

2. It is the opinion of the local planing authority that the increased vehicular, pedestrian and service vehicle traffic associated with the proposed dwelling will result in a material detriment to the occupiers of the residential units located either side of the vehicular access from the farmstead courtyard. In this respect the proposal is contrary to the intentions of Policy BE1 of the Adopted Hinckley and Bosworth Local Plan and the Adopted Supplementary Planning Guidance on New Residential Development.

NOTES TO APPLICANT :-

1. List of plans used in the determination of this application: 2989/23A, 2989/24, Design and Access Statement and Pond Assessment,

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

T. M Prowse

TREVOR PROWSE
PROPER OFFICER OF THE COUNCIL

Date :25 February 2009