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NEWARK
NOTTINGHAMSHIRE
NG24 4TN
UK

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
Town And Country Planning (Control of Advertisements) Regulations 1992 (as amended)

Application For: FULL PLANNING PERMISSION

NOTICE OF DECISION

Application No: 10/00324/FUL **Previous Ref:**PP-00930609

Applicant: GASCOINES GROUP LTD - MR D GASCOINE

Agent: GUY ST JOHN TAYLOR ASSOCIATES - MR MATTHEW COOPER

Proposal: ERECTION OF A 4 BEDROOM DORMER BUNGALOW

Site Address: LAND OFF GREET PARK CLOSE SOUTHWELL NOTTINGHAMSHIRE

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **REFUSE FULL PLANNING PERMISSION** to the development described in the said application, for the reasons set out below.

Reasons for Refusal

01

Policy H13 of the Newark and Sherwood Local Plan states that planning permission will be granted for small-scale residential development in larger villages providing, amongst other things, it would not result in the loss of buildings or other features, including open space, which contribute to the character of the village.

The site forms part of an attractive open area which has aspects from the main road and Greet Park Close and is crossed by an adopted and surfaced public right of way. It is considered that the openness of the site and its function serves as both an attractive and useful feature in the local landscape and makes a significant contribution to the area as a result.

The proposals are therefore contrary to Policy H13 of the Newark and Sherwood Local Plan 1999.

02

Policy H13 of the Newark and Sherwood Local Plan states that planning permission will be granted for small-scale residential development in larger villages providing, amongst other things, it satisfies the criteria outlined in Policy H21.

Policy H21 of the Newark and Sherwood Local Plan states that, amongst other things, planning permission will be granted for new residential development provided: It reflects the character of the locality in terms of scale, density, design, materials and layout, the amenities of nearby residential properties are not adversely affected and it has satisfactory parking and access provision.

The semi gabled design of the proposed house and garage would sit uncomfortably with the remainder of the smaller and lower roof height properties in the street scene. In addition, the total height of the proposed garage for the length of the side boundary of the rear garden of Glen Kerr, would result in an unacceptable loss of amenity by way of over bearing. Furthermore, the maximum distance between the front of the garage and the back edge of the footway onto Greet Park Close, falls short of the minimum requirement to park a vehicle which will impact upon the safe use of the footway by the potential for it to be blocked by a parked vehicle. This would exacerbate the risk of pedestrian/vehicle conflict by reason of reduction in pedestrian footway provision on Greet Park Close.

The proposals are therefore contrary to Policies H13 and H21 of the Newark and Sherwood Local Plan 1999.

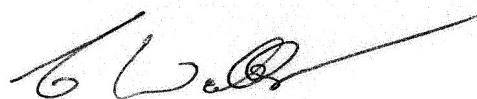
03

Planning Policy Statement 1 - Delivering sustainable development and Planning Policy Statement 3 - Housing share similar aims when assessing the impact of development and in the context of designing out crime and community safety. PPS 1 in particular states that good design is indivisible from good planning, and in this role, Local Planning Authorities should seek to create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion.

It is considered that the re-situation of the pathway, that would come about as a result of this proposal, between the proposed dwelling and the existing property known as Glen Kerr, with high bordering fences, would create a pathway with limited or no lighting running alongside residential plots. This type of alley way creation can lead to increased anti-social behaviour such as graffiti and damage, and significantly raises the fear of crime.

The proposals would result in the encouragement of such activities which established national planning policy seeks to reduce and therefore fails in its assessment alongside the aims of PPS 3 and PPS 1.

Date: **18 May 2010**



Authorised Officer on behalf of Planning Services,
Newark and Sherwood District Council

Note: Attention is drawn to the Notices Attached

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Appeals to the Secretary of State

1. If you are aggrieved by the decision of the 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 for the Environment under section 78 of the Town and Country Planning Act 1990.
2. If this is a decision to refuse planning permission for a householder application, you have 12 weeks from the date of this notice to appeal to the Secretary of State. However, for all other types of application, you must do so within 6 months of the date of this notice. You must use a **Planning Appeal Form or Householder Planning Appeal Form** when making your appeal which is obtainable from The Planning Inspectorate Room 3/15A Temple Quay House 2 The Square Temple Quay Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs. If requesting forms from the Planning Inspectorate, please state the appeal form you require.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the Local Authority could not have granted planning permission for the proposed development or could not have been 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. In practice, The Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

1. If either the Local Planning Authority or The Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
2. In these circumstances, the owner may serve a purchase notice on the Council of the District in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.