

## REFUSAL OF PLANNING PERMISSION

**Applicant:**

Mr Simon Williamson  
The Pippins  
Horse Road  
Wellington Heath  
Ledbury  
Herefordshire  
HR8 1LS

**Agent:**

Mr I Lilleystone  
Iain Lilleystone FRICS  
Upper Nuttall  
Much Marcle  
Ledbury  
Herefordshire  
HR8 2PG

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Date of Application: 4 April 2012

Application No: N121031/FH

Grid Ref: 371121:240036

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**Proposed development:**

**SITE:** The Pippins, Horse Road, Wellington Heath, Ledbury, Herefordshire HR8 1LS

**DESCRIPTION:** Demolition of existing garage and boiler room to be replaced with larger garage and studio over, Two storey extension to rear and side extension with partially enclosed verandah at first floor level

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THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been REFUSED for the carrying out of the development described above for the following reasons:

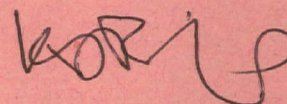
1 The proposed development by virtue of:-

- The inappropriate width of the western rear extension accommodating the garage and the inappropriate material for the doorway to the garage;
- The bulk and mass of the rear extension;
- The myriad of roof pitches and forms

would result in a poorly designed dwellinghouse where the resultant building would overwhelm the original dwellinghouse and represent an overdevelopment of the site. As a consequence the proposed development would also represent a visual intrusion in the landscape which hereabouts is designated as an Area of Outstanding Natural Beauty. As such, the proposal is considered to be contrary to the Central Government advice contained within the National Planning Policy Framework and policies DR1, H18, and LA1 of the Herefordshire Unitary Development Plan 2007.

Planning Services  
PO Box 230,  
Hereford,  
HR1 2ZB

Date: 23 May 2012



**DEVELOPMENT MANAGER**

YOUR ATTENTION IS DRAWN TO THE NOTES OVERLEAF



## NOTES

### 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 you want to appeal, then you must do so within 12 weeks of the date of this notice, using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- 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.
- The Secretary of State need not consider an appeal if it seems to him 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.
- 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

- If either the local planning authority or the Secretary of State 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.

In these circumstances, the owner may serve a purchase notice on the Council in whose area 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.