

REFUSAL OF PLANNING PERMISSION

Applicant:

Mr N Davies
Lechlade
Roman Road
Holmer
Hereford
HR1 1LD

Agent:

Date of application: 9th November 2006

Application code: **DCCW2006/3559/F**

Grid ref: 51008,42115

Proposed development:

SITE: Lechlade, Roman Road, Holmer, Hereford, HR1 1LD

DESCRIPTION: Proposed double garage, with alterations to access.

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. 'Lechlade' is a mature two storey detached house, one of a row of five with front gardens down to the footpath and highway verge along the north side of the Roman Road carriageway. The estate layout designs of later residential developments to the east and west have also incorporated informal landscape margins between the gardens of the houses and the edge of Roman Road. The resultant streetscape effect, in conjunction with the grass verge and trees, has been the creation of a soft landscape buffer which provides significant visual amenity between the hard edge of the houses and this length of principal highway. In this context it is considered that the proposed double garage, sited in a prominent, forward position adjacent to the front boundary wall of 'Lechlade', would appear unduly conspicuous and visually incongruous to an extent which would be out of character and detrimental to the visual amenity of the surrounding area. As such the proposal would be contrary to Policies S2, DR1 and H19 of the Herefordshire Unitary Development Plan (Revised Deposit Draft).

Central Planning Services
PO Box 230
Blueschool House
Blueschool Street
Hereford
HR1 2ZB

Decision Date: 28th December 2006



Team Leader - Central

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 6 months of the date of the Council's decision. Both the date of the decision and the date of the application are clearly shown on the front of this notice. Forms are available from the Planning Inspectorate at Room 3/08B Kite Wing, 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.