

REFUSAL OF PLANNING PERMISSION

Applicant:

Mr A Taylor
Chestnut House
Shucknall Hill
Hereford
Herefordshire
HR1 3SL

Agent:

Andrew Last MCIAT
Brookside Cottage
Knapton Green
Hereford
Herefordshire
HR4 8ER

Date of application: 17th April 2009

Application code: **DCCE2009/0809/F**

Grid ref: 58804,42756

Proposed development:

SITE: Chestnut House, Shucknall Hill, Hereford, Herefordshire, HR1 3SL
DESCRIPTION: Proposed alterations and extensions to the rear of the property - amendments to previously approved DCCE2008/0815/F.

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 scale, design and massing of the proposed extension are not considered to be in keeping with the character and appearance of the existing dwelling. The proposal is therefore contrary to Policies H18 and DR1 of the Herefordshire Unitary Development Plan.

Central Planning Services
PO Box 230
Hereford
HR1 2ZB

Decision Date: 11th June 2009


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.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date 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.