



EAST NORTHAMPTONSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

20/00618/FUL

Location

111 London Road Raunds Northamptonshire NN9 6DB

Proposal

Demolition of existing derelict nursery buildings and erection of a 6 bedroom detached dwelling, together with a new stable block, and associated site works

Applicant

Mr And Mrs Crook

111 London Road Raunds Northamptonshire NN9 6DB

Agent

Andrew Porter Architectural Consultant - Mr A Porter

Room P - The Hall Thorpe Street Raunds NN9 6LT

Date received

26 May 2020

Date valid

5 June 2020

Under the provisions of the Town and Country Planning Act 1990 the Local Planning Authority hereby **REFUSE PLANNING PERMISSION** for the above development in accordance with the application and plans submitted, for the following reasons:

1. The proposed development would result in the addition of a substantial six bedroom property and it has not been demonstrated that this would meet an identified local need. Insufficient evidence has been submitted with the application to demonstrate how the proposals will, by virtue of type and size of dwelling proposed, contribute to meeting the future needs of the Raunds, having regard to the existing housing stock and the local housing market conditions. Therefore, the proposed dwelling is not considered to meet an identified local need and would be contrary to Policy R1 of the Raunds Neighbourhood Plan.
2. The new dwelling as proposed would not reflect the character of the surrounding area, and the proposed layout would result in an excessive drag distance for bins which would be impractical for the occupiers of the proposed dwelling. It is therefore considered to be contrary to policies R2 and R3 of the Raunds Neighbourhood Plan and Policy 8(d) of the North Northamptonshire Joint Core Strategy 2016 in design / layout terms. The proposal also fails to take the opportunities available for improving the character and quality of an area and the way it functions which Paragraph 130 of the NPPF (2019) requires.

Your attention is drawn to the following notes:

1. This decision is based on the following plans:
2183_01C_Rev A
2183-06C_Rev D
2183_07_Rev A

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2183_08_Rev A
2183_09
283/31A
283/30B
283/30

Decision Date
5 October 2020

Signed:



Paul Bland
Head of Planning Services

NOTES:

In reaching this decision the Council has implemented the requirement in the NPPF to deliver sustainable development in a proactive and positive way in accordance with paragraph 38.

A full report is available at www.east-northamptonshire.gov.uk.

APPEALS TO THE SECRETARY OF STATE:

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 under section 78 of the Town and Country Planning Act 1990.

- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a householder application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against the local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against the local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.
- In all other circumstances if you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals can be made online at:

<https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

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