

## 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 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 decision on your application, then you must do so within 28 days of the date of this notice.
- If this is a decision to refuse planning permission for a householder application or a minor commercial application, if you want to appeal against the decision then you must do so within 12 weeks of the date of this notice.
- For any other planning application, if you want to appeal against the 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.
- 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 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 an Enforcement Notice is served relating to the same or substantially the same land and development as in 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.

### 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 District 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 1 of Part 6 of the Town and Country Planning Act 1990.

**Town and Country Planning Act, 1990**  
**(As Amended)**  
**Town & Country Planning (Development Management Procedure)**  
**(England) Order 2015**

To: Bruton Knowles  
C/o Bruton Knowles  
FAO Miss V Wood  
Olympus House  
Olympus Park  
Quedgeley  
Gloucester  
GL2 4NF

PLANNING REFERENCE NUMBER AND  
DATE OF APPLICATION  
**P0571/20/FUL**  
**22/05/2020**

In accordance with their powers under the above Act, the Council  
as a Local Planning Authority

## **REFUSE**

the development described below

### **Description of Development**

Conversion of 3 no barns into 4 dwellings with associated works.

### **Address**

**Ash Farm Morse Lane Drybrook**  
Ruardean Parish

### **THE REASONS FOR THE COUNCIL'S DECISION TO REFUSE PERMISSION ARE:-**

01. In order to facilitate the conversion of the buildings significant structural works and interventions are required, which go above and over what is considered to be conversion and would therefore result in works tantamount to new dwellings within the open countryside. The proposals do not constitute conversions and are therefore contrary to the National Planning Policy Framework, National Planning Policy Guidance, Policies CSP.1, CSP.4 and CSP.5 of the Core Strategy and Policy AP.1 of the Allocations Plan.
02. The proposal fails secure a high standard of amenity as there are existing close relationships with existing dwellings which will result in an unacceptable level of overlooking, in addition, private amenity space is not secured for two of the units proposed. Thus the proposal is contrary to the National Planning Policy Framework, Policy AP.4 of the Allocations Plan and the advice within the Council's Residential Design Guide (p.52).

Dated: 21st October 2020

**IMPORTANT – SEE NOTES OVERLEAF**

03. Insufficient information has been provided to demonstrate that a safe means of access can be provided and the proposal fails to prioritise sustainable modes of transport contrary to Section 9 of the National Planning Policy Framework.

**This refusal relates to the following plans:**

<b>Drawing(s) Title</b>	<b>No.(s)</b>	<b>Received on:</b>
Location Plan	K944-001(B)	14 May 2020
Other	K944-015(-)	5 May 2020
Survey	13430 19	5 May 2020
Location Plan	K944-001(A)	5 May 2020
Survey	13428 19	5 May 2020
Survey	13429 19	5 May 2020
Proposed elevations	K944-011(A)	5 May 2020
Proposed elevations	K944-011(-)	5 May 2020
Other	UNNUMBERED	5 May 2020
Proposed floor plans	K944-010(A)	5 May 2020
Details of Repairs	222592/SK01	5 May 2020
Other	K944-005(-)	5 May 2020
Other	UNNUMBERED	5 May 2020
Other	UNNUMBERED	5 May 2020
Other	UNNUMBERED	5 May 2020
Other	UNNUMBERED	5 May 2020
Other	UNNUMBERED	5 May 2020
Other	UNNUMBERED	5 May 2020
Other	UNNUMBERED	5 May 2020

**NOTE**

1. In accordance with the requirements of the National Planning Policy Framework, the Local Planning Authority has sought to determine the application in a positive and proactive manner offering pre-application advice, made available detailed published guidance to assist the applicant and published to the council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding. However, as a consequence of the clear conflict with Development Plan Policy no direct negotiation has taken place during the consideration of the application. It is considered it is not possible within the scope of the application submitted to achieve a sustainable development that would improve the economic, social and environmental conditions of the area for the reasons set out above.

*P.M. Williams*  
Head of Paid Service