



Bassetlaw
DISTRICT COUNCIL
— North Nottinghamshire —

Mr Andy Wallbanks
West Yorkshire Windows Ltd
Unit 8 Headway Business Park
Thornes Mill
Denby Dale Road
Wakefield
WF2 7AZ

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Application For: Householder Permission

NOTICE OF DECISION

Application No: 22/00954/HSE

Applicant: Mr Ellison

Agent: Mr Andy Wallbanks

Proposal: Porch to Front Elevation

Site Address: Lorelei Lodge South Street Bole Retford Nottinghamshire

The Council have considered the application and hereby **REFUSE PLANNING PERMISSION** for the reasons set out below:

REASONS:

1. Policy DM4 of the Bassetlaw Local Development Framework states that permission will only be granted for residential development that is of a high quality design, respects the character of the area and respects its wider surroundings in relation to historic development patterns and plot sizes. Section 3.5 of the Supplementary Planning Document 'Successful Places' indicates that developments should support local distinctiveness by taking the opportunities available to integrate the proposal into the site, its setting and the way it relates to the local area. Paragraph 127 of the NPPF states that development should provide a high standard of amenity for existing and future users. Similar advice is contained in paragraphs 130 and 134 of the NPPF which states that development should be sympathetic to local character including the surrounding built environment and landscape setting.

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The proposal by virtue of its design, appearance and materials would fail to integrate with the established appearance and character of the property. It would be an unsympathetic and prominent addition to the front of the property and as such it fails to take the opportunities available for improving the character and quality of an area. As such it is considered that the proposal would not comply with Part 12 of the NPPF and Policy DM4, of the Bassetlaw Local Development Framework, the adopted Supplementary Planning Document 'Successful Places'.

NOTES

1. Bassetlaw District Council has an adopted Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.bassetlaw.gov.uk/everything-else/planning-building/community-infrastructure-levy

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less than 100 square metres. If this is permission for a residential dwelling this minor exemption does not apply and development will be CIL Liable.

2. The addition of a porch is acceptable in principle. However, it is encouraged that the design of the porch be reconsidered to better integrate with the established appearance and materials used in the construction of the bungalow, if the applicant is minded to resubmit the application.

STATEMENT

The application was clearly contrary to the relevant planning policies and the Local Planning Authority working positively and proactively with the applicants would have afforded no opportunity to overcome these problems.

Date: **8 September 2022**



John Krawczyk
Planning Development Manager
Authorised Officer on behalf of Planning Services
Bassetlaw District Council

Note: Attention is drawn to the Notices attached

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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 (shop front) 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.

If you want to appeal against the local planning authority's decision (not included above) then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-decision>

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.

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* Householder application means – (a) an application for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse or (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development, **but does not include** – an application for change of use; an application to change the number of dwellings in a building.

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 can he 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. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.