

NOTICE OF DECISION

Town And Country Planning Act 1990



Karen Jacquest
Red Rock Barn
Tickenham Hill
Tickenham
Clevedon
BS21 6SW

Application Number: 22/P/2837/FUL

Category: Full application

Application No: 22/P/2837/FUL

Applicant: Karen Jacquest

Site: New Dwelling At, Red Rock Barn, Tickenham Hill, Tickenham

Description: Proposed demolition of existing builders store and proposed change of use to facilitate erection of 1 No. 3 bedroom dwelling.

North Somerset District Council in pursuance of powers under the above mentioned Act hereby **REFUSE PERMISSION** for the above development for the following reasons:

- 1 The proposed development of a new dwelling on a site outside a settlement boundary is contrary to policies that control residential development in the countryside, that are contained in the adopted development plan, which direct development away from unsustainable locations and as such the proposal is contrary to policies CS14 and CS33 of the North Somerset Core Strategy.
- 2 The proposal constitutes inappropriate development within the Green Belt that would be harmful to the openness of the Green Belt and conflict with the purposes of including land within it. The applicant has not submitted any very special circumstances to outweigh the harm caused and the proposal is therefore contrary to policy CS6 of the North Somerset Core Strategy, policy DM12 of the North Somerset Sites and Policies Plan (Part 1) and section 13 the National Planning Policy Framework.

Advice Notes:

- 1 Positive and proactive statement: The council worked with the applicant in a positive and proactive manner and implemented the requirement in section 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, by publishing local planning guidance on the council's website, offering pre-application advice and publishing statutory consultee and neighbour comments on the council's website. The council also looked for solutions to enable the grant of planning

permission. However, in this case the proposal is not sustainable development for the reasons set out above and the council was unable to identify an appropriate way of securing a development that improves the economic, social and environmental conditions of the area and complies with the relevant planning policies. Clear reasons have been given to help the applicant understand why planning permission has not been granted.

2 SCHEDULE OF REFUSED PLANS/DOCUMENTS

INSERT REFERENCE AND DESCRIPTION/ADDRESS

The plans/documents that were formally considered as part of this application are as follows:

2202_S_01 EXISTING LOCATION PLAN
2202_P_01 PROPOSED SITE PLAN
2202_P_02 PROPOSED GF PLAN
2202_P_03 PROPOSED FF PLAN
2202_P_04 PROPOSED ROOF PLAN
2202_P_05 PROPOSED NORTH/SOUTH ELEVATIONS
2202_P_06 PROPOSED EAST/WEST ELEVATIONS
2202_P_07 PROPOSED SECTIONS A-A AND B-B
2202_P_08 PROPOSED SECTION C-C
2202_P_09 PROPOSED DRAINAGE PLAN
2202_S_02 EXISTING BLOCK PLAN
2202_S_03 EXISTING SITE PLAN
2202_S_04 EXISTING FLOOR PLAN AND ELEVATIONS

SWS062215TOPO TOPOGRAPHICAL SURVEY
2202_DAS_01 DESIGN AND ACCESS STATEMENT
ECOLOGICAL SURVEY

Date: 21 February 2023
Signed: Richard Kent
Head of Planning

Please use our [online contact form](http://www.n-somerset.gov.uk/contactplanning) at www.n-somerset.gov.uk/contactplanning if you require further information on this decision.

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NOTES RELATING TO A DECISION TO REFUSE PERMISSION

These notes are intended as helpful advice. PLEASE READ THEM CAREFULLY.

Appeals

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or by any of the conditions, then you can appeal to the Secretary of State for the Environment in accordance with the provisions of Town and Country Planning Act 1990. If this is a decision to refuse planning permission for a householder application ¹ or shopfront proposal and you want to appeal, then you must do so **within 12 weeks** of the date of this notice. If this is a decision to refuse Advertisement Consent then you must submit your appeal **within 8 weeks** of the date of this notice. In all other cases if you want to appeal against your local planning authority's decision then you must do so **within 6 months** of the date of this notice.

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.](#)

Appeals must be made using a form, which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Alternatively, your appeal can be submitted electronically using the Planning Portal at www.gov.uk/appeal-planning-inspectorate.

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 that 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 imposed, having regard to the statutory requirements, to the provisions of a Development Order or to directions given under it. 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.

How to get our advice

It is well worth contacting the officer who dealt with your application to see if an alternative solution can be reached which would avoid the need for an appeal. Should you require our written advice prior to submitting a new application please be aware that there is normally a fee for such requests. Details of how to obtain our advice prior to submitting an application can be found on our website.

Access to further information

Further guidance on Planning and Building regulation information and services can be accessed on our website and on the Planning Portal at www.planningportal.co.uk.

We strongly encourage the submission of planning applications via the Planning Portal. We also provide an online planning service on our website that allows you to monitor and review all applications we receive. This can help you keep you up-to-date with planning matters in your area.

This publication is available in large print, Braille or audio formats on request. Help is also available for people who require council information in languages other than English. Please contact us using our www.n-somerset.gov.uk/contactplanning

¹ Householder developments are defined as those within the curtilage of a house and are not a change of use or the creation of an additional dwelling or flat. Included in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches and satellite dishes.

