

REFUSAL OF PLANNING PERMISSION



Applicant Name and Address
Mr Robert Drutman
Fir Tree House
Ketton Road
North Luffenham
Rutland
PE9 3UT

Agent Name and Address
Mr David Burgher
Aitken Turnbull Architects Ltd
9 Bridge Place
Galashiels
TD1 1SN

Date of Validation:
28-Mar-2018

Application Number:
2018/0304/FUL

PROPOSAL: Proposed alterations and extension to existing garage to create additional double garage with storage room above.

LOCATION: Fir Tree House, Ketton Road, North Luffenham, Rutland, PE9 3UT

REFUSE PLANNING PERMISSION for the following reasons:

1. The proposed garaging block and first floor accommodation by virtue of its siting, scale, and design would result in an unacceptable adverse impact upon the residential amenities of The Bungalow by reason of increased overlooking and loss of privacy and would appear as an incongruous element in its landscape setting, dominating long distant views from surrounding area, and local vantage points, and thus have a harmful impact on the visual amenities of the area. As such the development would be contrary to policies CS19 (Good Design) of the adopted Core Strategy (2011) and Policy SP15 (Design and Amenity) and Policy SP23 (Landscape Character in the Countryside) of the adopted Site Allocations and Policies Development Plan Document (2014).

Note to Applicant

Proactive Statement – This decision has been reached taking into account paragraphs 186-187 of the National Planning Policy Framework.

Date: 22-May-2018

Proper Officer of the Council