



Notice of Decision

SAXTON DESIGN LIMITED - MR ROBERT SAXTON
 UNIT 1 BRANCROFT FARM
 AUSTERFIELD
 DONCASTER
 DN10 6EZ

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Application for:	Full Planning Permission
Application No:	20/00504/FUL
Applicant:	Mr & Mrs Mike Wallace
Agent:	Saxton Design Limited - Mr Robert Saxton
Proposal:	Erection of detached double open fronted garage
Site Address:	Land Adjacent Burnmoor Farm Burnmoor Lane Egmanton Nottinghamshire

Newark and Sherwood District Council as Local Planning Authority in pursuance of their powers under the said legislation **Refuse Full Planning Permission** for the development described in the above application, for the reasons set out below.

Reasons for Refusal:

01

In the opinion of the Local Planning Authority, the proposed detached garage would, by virtue of its form, scale, massing, layout and prominent position, introduce an overly dominant and incongruous feature in the street scene which would be contrary to the established character of the area, introducing alien built form to the front of the application site resulting in a cramped appearance which cumulatively would cause harm to the character and appearance of the area. The application is therefore contrary to Spatial Policy 3 ('Rural Areas') and Core Policy 9 ('Sustainable Design') of the Amended Core Strategy DPD (adopted March 2019) and policy DM5 ('Design') of the Allocations & Development Management DPD (adopted July 2013) as well as the NPPF which forms a material planning consideration. No material considerations outweigh the harm identified.

Note to Applicant

01

The application is clearly contrary to the Development Plan and other material planning considerations, as detailed in the above reason(s) for refusal. Working positively and proactively with the applicants would not have afforded the opportunity to overcome these problems, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.

02

You are advised that as of 1st December 2011, the Newark and Sherwood Community Infrastructure Levy (CIL) Charging Schedule came into effect. Whilst the above application has been refused by the Local Planning Authority you are advised that CIL applies to all planning permissions granted on or after this date. Thus any successful appeal against this decision may therefore be subject to CIL (depending on the location and type of development proposed). Full details are available on the Council's website www.newark-sherwooddc.gov.uk/cil/

A copy of the decision notice and the officer/committee report are available to view on the Council's website.



Authorised Officer on behalf of Planning Development, Newark and Sherwood District Council

Date: 7 May 2020

Note: Attention is drawn to the attached notes.

Appeals to the Secretary of State - If you disagree with the decision of the Local Planning Authority to refuse permission for the proposed development, then you can appeal to the Planning Inspectorate. It is important to note that there are different time periods in which you can appeal from the date of this notice. Please note, if you seek an inquiry you are asked to give the Planning Inspectorate and local planning authority at least 10 days' notice that you intend to submit an inquiry appeal. Further information is available on the Planning Inspectorates website at www.gov.uk/appeal-planning-inspectorate or contact their customer support team by telephone 0303 444 5000 or email enquiries@planninginspectorate.gov.uk

Purchase Notices - If either the Local Planning Authority or The Secretary of State for the Environment 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 Council of the District in which the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).