

TOWN AND COUNTRY PLANNING ACT 1990

**Arktec Ltd
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GUILDFORD
GU2 4RG**

**Applicant:
Kathleen Donohoe**

**PART I - DETAILS OF
APPLICATION**

**Date of Application
7th May 2013**

**Application No.
13/01084/FULD**

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

**Conversion of existing stables into residential dwelling
Stables Adjacent To Curridge House, Curridge Road, Curridge,
Thatcham**

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council **REFUSES** planning permission for the development referred to in Part I in accordance with the submitted application form and plans, for the following reason(s):-

1. The application site is situated outside any settlement boundary in the District, as defined under saved policy HSG1 in the West Berkshire District Local Plan 1991 to 2006 [Saved Policies 2007]. In addition, it comprises a greenfield site, being stabling for horses. The site also lies in the North Wessex Downs AONB. Finally the physical condition of the stables is poor such that if permission were granted for a conversion to a dwelling, a rebuild may well be ultimately required. Given all of the above, the Council considers that the application is contrary to policy HSG1 as noted, and policies ADPP5, CS14, CS18 and CS19 in the West Berkshire Core Strategy 2006 to 2026. In addition, the development of a bungalow on site will cause visual harm to the local street scene and the wider landscape to its overall detriment. The application is thus unacceptable.

2. The applicant has failed to enter into a s106 planning obligation which would mitigate the impact the new occupants of the dwelling would have upon the District's services, infrastructure, and facilities. Accordingly, it is contrary to the advice in the NPPF 2012, para 122 of the CIL Regulations 2010, policy CS5 of the West Berkshire Core Strategy 2006 to 2026, and the advice in the SPD of June 2013 - Delivering Investment from Sustainable Development. The application is thus unacceptable.

If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

- 1 In attempting to determine the application in a way that can foster the delivery of sustainable development, the local planning authority has approached this decision in a positive way having regard to Development Plan policies and available guidance to try to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has also been unable to find an acceptable solution to the problems with the development so that the development can be said to improve the economic, social and environmental conditions of the area.

Decision Date :- 1st July 2013



Gary Lugg
Head of Planning & Countryside

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Notification to be sent to an applicant when a local planning authority refuse planning permission or grant it subject to conditions

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 you want to appeal against the local planning authority's decision 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 Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- 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 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 they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- 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.

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 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 VI of the Town and Country Planning Act 1990.