

TOWN AND COUNTRY PLANNING ACT 1990

PLANNING REF NO: 106910/003
DATE OF APPLICATION: 16th August 2006

REFUSAL OF PERMISSION

THE MENDIP DISTRICT COUNCIL, being the LOCAL PLANNING AUTHORITY for the said District, HEREBY REFUSE PERMISSION for the development described hereunder.

AGENT/APPLICANT

Larner Sing
The Barn
Barrow Farm
Rode Hill
Frome
Somerset
BA11 6PS

APPLICANT

Mr A Chappell
South Winds Farm
Bath Road
Woolverton
Somerset
BA2 7QT

Proposal: Extension and renovation of existing derelict property and erection of 8 two storey houses (amended scheme)
Location: 14 Lower Street Rode Bath BA11 6PU
Parish: Rode

THE REASONS FOR THE REFUSAL ARE :-

1. The proposed scheme by reason of its design, level of development and density, excessive bulk, massing and height results in a cramped and contrived form of development which will have a significantly harmful impact on the street scene and fails to preserve or enhance the character or appearance of the surrounding Conservation Area. As such the development is contrary to the provisions of Policy Q1 and EN19 of the Mendip District Council Local Plan 2002 and the guidance provided by Planning Policy Guidance Notes and Statements 1, 3 and 15.

NOTES

1. This decision relates to Site Plan and Drawing Number 493/08 received on 13 Sept 2006, revised Drawing Number 439/05a received on the 15 Feb 2007 and revised Drawing Numbers 439/01b, 02b, 03b, 04b, 06b, 07b and 09a received on 1 May 2007 only.
2. The Planning Authority is required to erect a Site Notice on or near the site to advertise development proposals which are submitted. Could you please ensure that any remaining Notice(s) in respect of this decision are immediately removed from the site and suitably disposed of. Your co operation in this matter is greatly appreciated.



Janet Wilson
Development Control Service Manager

If you have any queries regarding this notice please contact our Customer Services Team on 01749 648999

Dated 21st June 2007