



Rushcliffe
Borough Council

RUSHCLIFFE BOROUGH COUNCIL
Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG

NOTICE OF REFUSAL OF PLANNING PERMISSION

TOWN & COUNTRY PLANNING ACT 1990

Mr J Thorne
c/o Mr Paul Day
PD Architecture
The Design Studio
30 Main Street
Lambley
Nottingham
NG4 4PN

REFERENCE NO : 20/00012/FUL
APPLICANT : Mr J Thorne
DEVELOPMENT : Conversion and extension of existing TRS building to form new dwelling
LOCATION : Land South East Of Loughborough Road Rempstone Nottinghamshire

RUSHCLIFFE BOROUGH COUNCIL having considered an application, which was validly submitted on 3 January 2020, for the above development hereby in pursuance of their powers under the above-mentioned Act,

REFUSE PERMISSION

for the development described in the application for the reasons set out below:-

- 1. The application site is located outside of a settlement within the countryside. Whilst the proposal would, in part, reuse/ adapt an existing building, it would also introduce additional built-development/ residential floorspace to this rural location. Overall, the development is not considered to comprise one of the exceptions set out in Policy 22 (Development in the Countryside) of the Local Plan Part 2. It is therefore contrary to Policy 22, which seeks to protect the countryside.**
- 2. The proposal is for unallocated residential development outside of the built-up area of a settlement that is not identified as suitable for further housing growth (other than local needs) in the Rushcliffe Core Strategy. No evidence has been provided to demonstrate that the proposed housing would serve a demonstrable local need. Given the location of the plot relative to the settlement of Rempstone, the proposal is not considered to comprise 'infill development'. The development is, therefore, contrary to Policy 3 (Spatial Strategy) of the Rushcliffe Borough Core Strategy and NPPF paragraph 77.**

There is a fundamental policy objection to the proposal and it is considered that this cannot be overcome. However, discussions have taken place with the agent to address technical issues and to limit the reasons for refusal to those which cannot, in the opinion of the Borough Council, be overcome and reduce the areas for debate in any subsequent appeal.

Any site notice displayed for the purpose of this application may be removed following the issuing of this decision. The location of any notices displayed can be viewed on the Council's website at <http://planningon-line.rushcliffe.gov.uk>

A handwritten signature in black ink, appearing to read 'E. Dodd'. The signature is written in a cursive style with a large initial 'E'.

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Authorised Officer on behalf of Rushcliffe Borough Council
6th May 2020