



NORWICH
City Council

Application submitted by:

Bidwells
16 Upper King Street
Norwich
NR3 1HA

On behalf of:

Rysa Lodge Residential Properties Ltd
Rysa Lodge
School Lane
Seething
Norwich
NR15 1DL

TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF OUTLINE PLANNING PERMISSION

Application Number: 14/01809/O

Valid date of application: 15 December 2014

Decision date: 4 February 2015

Location: Land East of 7 Dowding Road Norwich

Proposal: Outline planning permission for erection of 2 No. detached dwellings with all matters reserved.

Reasons:

1. The application would result in the loss of designated open space for which insufficient justification has been provided to satisfy the exception criteria set out within policy DM8 of the local plan. The proposal would consequently harm the recreational and amenity value of the site at the detriment of the local community, contrary to section 8 of the NPPF and policies DM8 and DM12 of the Development Management Policies Local Plan 2014.
2. The application site and surrounding extensive landscaped areas are indicative of the historic development of the site as RAF officer housing. The proposed development would fragment these landscaped areas and remove the sense of openness of the land to the east of Dowding Road. This would detract from the character and local distinctiveness of the area, contrary to policy DM3 and DM12 of the Development Management Policies Local Plan 2014.

Note: This notice applies to the following drawings:

Elevations - Proposed Received 9 December 2014

Ecological Assessment Received 9 December 2014

Planning Statement Received 9 December 2014

24-1052.01 Landscaping Details Received 9 December 2014

Tree Survey or Arboricultural Implications Received 9 December 2014

Site and Other Plans Received 9 December 2014

Flood Risk Assessment Received 9 December 2014

Land Contamination Assessment Received 9 December 2014

Design and Access Statement Received 9 December 2014

Archaeological Written Scheme of Investigation Received 9 December 2014

Utilities Statement Received 9 December 2014

Location Plan Received 15 December 2014

**Graham Nelson
Head of Planning Services**

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 an **enforcement notice** is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:

28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- If you want to appeal against your 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 Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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 the Secretary of State.

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 the owner 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. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.