

PLANNING

ELECTRONIC
VERSION

Planning Decision

P18/S0720/FUL

Granger Estates Ltd
c/o Jeff Lowe Planning Consultancy
2 The Old Maltings
High Street
Thame
OX9 3AF

REFUSAL OF PLANNING PERMISSION

Application No : **P18/S0720/FUL**

Application proposal, including any amendments :
Erection of single storey dwelling.

Site Location : **Land to the rear of White Horse Mews Cornmarket THAME Oxon OX9 2FH**

South Oxfordshire District Council hereby gives notice that **planning permission is REFUSED** for the carrying out of the development referred to above for the following reason(s) :

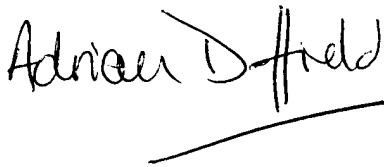
1. The proposed development, by virtue of its size, scale, siting and inappropriate design would detract from the setting of adjoining listed buildings, it would result in the loss of the open nature of the burgage plot and would neither preserve nor enhance the character and appearance of the conservation area. In this regard, the proposal would be contrary to policies CON5, CON7, CON10, H4, G2 and D1 of the adopted South Oxfordshire Local Plan 2011, policies CSEN3 and CSQ3 of the adopted South Oxfordshire Core Strategy, and policies H5, ESDQ16, ESDQ20 and ESDQ26 of the Thame Neighbourhood Plan. The proposal is also contrary to paragraph 134 of the National Planning Policy Framework.

NB: The development to which this refusal relates is liable to pay the Community Infrastructure Levy as set out in the South Oxfordshire Charging Schedule. Please refer to the CIL Regulations 2010 (as amended). If planning permission is granted following a successful appeal against this refusal a Liability Notice will be issued to the relevant person following the issue of the appeal decision.



Detailed guidance and the CIL Process is available on the planning portal website <http://www.planningportal.co.uk/cil> or our website <http://www.southoxon.gov.uk/cil>

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework the Council takes a positive and proactive approach to development proposals. The Planning Service works with applicants/agents in a positive and proactive manner by offering a pre-application advice service and by advising applicants/agents of issues that arise during the processing of their application and where possible suggesting solutions to problems. The applicant/agent was advised why the proposal does not accord with the development plan and that there are no other material considerations to outweigh those objections before the application was determined.

A handwritten signature in black ink, reading "Adrian D. Field". The signature is written in a cursive style and is positioned above a horizontal line that serves as a separator.

Head of Planning
9th May 2018

STATUTORY INFORMATIVE

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 for the Environment under sections 78 and 79 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within **six months** of the date of this notice, using a form which you can get from :

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN
Telephone : 0303 444 5000
www.planningportal.gov.uk
email: enquiries@pins.gsi.gov.uk.

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 it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notice

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 can he 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

(District Council, London Borough Council or Common Council of the City of London) 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, Chapter 1 of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in sections 114 and related provisions of the Town and Country Planning Act 1990.

OTHER INFORMATION

The Planning Portal contains a wide range of helpful planning-related guidance and services. You may wish to view their website (www.planningportal.gov.uk).