

Rotherham Metropolitan Borough Council

Form DFCFUL.DOC

Town and Country Planning Act 1990 Town and Country Planning Development Orders	RB2010/1234 (FUL) Reference
	19 November 2010 Decision Date
Mr A Charlesworth Roche House New Road Firbeck Rotherham S81 8JP	
Description and Location Rear/side extension with chimney & increase in roof height over garage at Roche House New Road Firbeck Rotherham for Mr A Charlesworth	

You are hereby notified that your application for **FULL PLANNING PERMISSION** for the above development was **REFUSED** on 19 November 2010.

Reason(s) for Refusal:

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The proposal by reason of its increase footprint, height and extent of pitched roof would result in a disproportionate addition over and above the size of the original dwelling and therefore would constitute inappropriate development in the Green Belt which should only be allowed in very special circumstances which have not been demonstrated in this instance. The proposal is therefore contrary to Policies ENV1 and ENV3.1 of the Rotherham Unitary Development Plan, the guidance set out in Supplementary Planning Guidance Environment Guidance 1: Extensions to dwellings in the Green Belt and the guidance contained in Planning Policy Guidance Note 2: Green Belts.

Important:

Please read the attached form PP NOTES carefully.

Discharge/compliance of condition

Please note that under new regulation 11(D) of the Town and Country Planning (fees for applications and deemed applications) (amendment) (England) Regulations 2008, a fee is chargeable of £85 per request (or £25 where the related planning permission was for extending or altering a dwelling house) for the discharge and/or compliance with a condition. To avoid any unnecessary cost we would recommend that you submit all the required information for discharge of conditions in one application as the fee is payable per request.

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Director of Planning and Regeneration.