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RUTLAND DISTRICT COUNCIL
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THE ADVANCE GROUP.

Town and Country Planning Act 1971

REFUSAL OF FULL PLANNING PERMISSION

Applicants Name and Address
BERNARD WARD LIMITED,
37 Scotney Street,
PETERBOROUGH.

Agents Name and Address (if any)
RUDDLE WILKINSON PARTNERSHIP,
84 Lincoln Road,
PETERBOROUGH.

Part I - Particulars of Application

Date of application:
17/01/90

Application Number:
F/90/0044/9/PJD

Particulars and location of the development
Erection of single storey dwelling
land at West Farm, Main Street, BARROWDEN

Part II - Particulars of decision

In pursuance of its powers under the Town and Country Planning Act 1971, the Rutland District Council refuses to permit the carrying out of the development referred to in Part 1 hereof for the following reasons:

1 The existing vehicular access has severely restricted visibility to the west due to the horizontal alignment of Main Street and the building on the front boundary of the site. The use of the access to traffic likely to be generated by the proposal could lead to additional dangers to other road users.

2 The site which is part of the garden area to West Farmhouse, allied to open pasture land to the east contributes to the character and rural open setting of the Grade II listed farmhouse.
Furthermore the development of this elevated land would in detracting from the setting and character of West Farmhouse alsa be detrimental to the character and appearance of the designated Barrowden Conservation Area wherein it lies. The development would thereby be contrary to Structure Plan Policy R/SE9 (v) and District Council Settlement Policy 3.30 (iv).

3 The proposed utilisation of the existing means of access to West Farmhouse would deplete the amenities of future occupants of that dwelling by virtue of disturbance, nuisance and loss of privacy by reason of its close proximity.

K.J. H Harris
Proper Officer of the Council

Date 10/04/90