



Town and Country Planning Act 1990

## REFUSAL OF PLANNING PERMISSION

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### AGENT/APPLICANT

Larkins & Pollington Design  
Attn: Mr M Pollington  
2 Birling Way  
Uckfield  
TN22 1LP

### APPLICANT

Mr D North  
Laurel House  
Bellhurst Road  
Robertsbridge  
East Sussex  
TN32 5DS

### DESCRIPTION:

Alterations and Additions to Layout and raising roof.

### LOCATION:

Laurel House, Bellhurst Road, Salehurst/Robertsbridge

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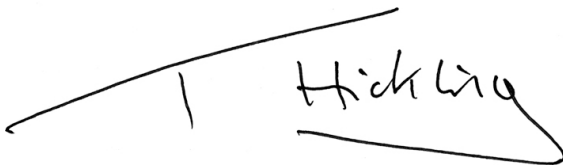
The Rother District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Acts that permission has been refused for the carrying out of the development referred to above for the following reasons:

- 1 The proposal by reason of its size, scale, design, position and extent of car parking covering the front garden, would result in an incongruous development, creating an imposing building that would erode the spaciousness of the locality and dominate the streetscene, with an unacceptable impact on the street scene, detrimental to the character, layout and visual amenity of the area. As such the proposal is contrary to policies RA3, EN3, EN8 and OSS4 (iii) of the Rother Local Plan Core Strategy (2014) and DHG9(i), DEN1 and DEN2 of the Development and Site Allocations Local Plan (2019) and policy HO5 of the Salehurst & Robertsbridge Neighbourhood Plan (2018).
- 2 Inadequate car parking provision, by reason of its restricted size and layout, would be made on site to serve the application property, which would result in increased pressure for on-street parking and thereby prejudice the free flow of traffic or conditions of general safety along the highway in accordance with Policy TR4 of the Rother District Local Plan Core Strategy (2014),

East Sussex County Council's 'Guidance for Parking at New Residential Development' and policy IN1 of the Salehurst and Robertsbridge Neighbourhood Development Plan (2018).

**NATIONAL PLANNING POLICY FRAMEWORK:**

In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly setting out the reasons for refusal, thereby allowing the Application the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme.

A handwritten signature in black ink, appearing to read 'T. Hickling', enclosed within a simple, hand-drawn rectangular border.

**Head of Service - Strategy & Planning**

**Application No:** RR/2021/55/P

**Decision Date:** 3rd June 2021

## 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 this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, 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 this notice.

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 this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

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 can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority ([planningappeals@rother.gov.uk](mailto:planningappeals@rother.gov.uk)) and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on <https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>