

PLANNING REFUSAL

Name and Address of Applicant

Mr H Sanghera
12A Richmond Road
Malvern
Worcestershire
WR14 1NE

Name and Address of Agent (if any)

Marcus Cleaver
10 Gilbert Road
Malvern
Worcs
WR14 3RQ

Part I - Particulars of Application

Date of Application: 8th August 2008

Application No: 08/01238/FUL

Grid Ref: Easting: 378537 Northing: 247908

PROPOSAL: Extension to create 2 No. 2 bedroom apartments.

LOCATION: Richmond Dental Surgery 12A Richmond Road Malvern

Part II - Particulars of Decision

The Malvern Hills District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act, 1990 that **permission has been refused** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following reasons:

- 1 The proposed extension, by virtue of its design and proportions would fail to preserve or enhance the character of the Malvern Link Conservation Area, and would not reflect the character of development along Richmond Road. The proposal is therefore contrary to Policy CTC20 of the Worcestershire County Structure Plan and Policies QL1, QL7 and DS3 of the Malvern Hills District Local Plan.

Duncan Rudge

Date: 30th September 2008

Development Control Manager (Planning Services)

The Council House Avenue Road Malvern Worcs WR14 3AF (See Notes Attached)

01905 25121 آپ انگریزی میں مدد چاہتے ہیں۔ نسلیاتی رسائی [Ethnic Access] سے رابطہ کریں ٹیلیفون: [Urdu]
ইহাংখি ভাষার বিষয়ে সাহায্য চান - এথনিক অ্যাকসেস [Ethnic Access] এর সঙ্গে যোগাযোগ করুন, টেলিফোন: 01905 25121 [Bengali]
'Necessita de ajuda com o seu Inglês? - contacte Ethnic Access Tel.: 01905 25121' [Portuguese]
'Potrzebujesz pomocy z Angielskim - skontaktuj się z Ethnic Access Tel: 01905 25121' [Polish]
“如爾我們幫助你理解英文—聯繫 Ethnic Access (少數民族服務獲取組)·電話: 01905 25121” [Chinese]

This document is also available in large print upon request

**Marcus Cleaver
10 Gilbert Road
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TOWN & COUNTRY PLANNING ACT 1990 (SECTION 78)

Right of Appeal against decision of the Local Planning Authority

1. If the applicant is aggrieved by the decision(s) of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State for the Environment in accordance with Section 78 of the Town & Country Planning Act 1990 within six months of the date of this notice (appeals must be made on a form which is obtainable from the Department of the Environment, address shown below). The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

If you wish to appeal against this decision then you should write to:

**Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 6PN**

You should ask for a set of appeal forms and when you have completed these you should send one copy of the appeal form to:

**The Planning Officer
Malvern Hills District Council
The Council House
Avenue Road
MALVERN
Worcs WR14 3AF**

The second copy of the appeal form should be returned to the Planning Inspectorate in Bristol

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.
3. In certain circumstances a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.