



Application Number:  
P/2008/0827/PA

COMMUNITY SERVICES DIRECTORATE  
Planning, Development and Policy

TOWN AND COUNTRY PLANNING ACT 1990, (AS AMENDED)  
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)  
ORDER 1995

**REFUSAL OF PLANNING PERMISSION**

**Applicant:**

Mr A Grievson  
AJMG Ltd  
57 Ribblesdale Road  
London  
SW16 6SF

**Agent:**

BBH Chartered Architects Ltd (Torquay)  
The Keep  
Castle Chambers  
Union St  
Torquay TQ1 4BU

In pursuance of its powers under the above-mentioned Act and Orders, Torbay Council as Local Planning Authority hereby REFUSE:

**Construction of dwelling**

**at Garage Between Lower and Higher Woodfield Road, Torquay**

the application received 4 June 2008 and the plans and particulars submitted for the following reason(s):

- 01. The application site forms part of an extensive green wedge that forms an appropriate and important setting to Lisburne Crescent a Grade II Listed Terrace. The erosion of this through the construction of a dwelling would be damaging to the architectural character and quality of the Listed Terrace and to the wider conservation area. As such, the proposal would be contrary to Policies H9, H10, BES, BE1, BE5 and BE6 of the saved adopted Torbay Local Plan 1995-2011.
- 02. The loss of existing car parking opportunities would exacerbate local car parking difficulties and highway safety difficulties contrary to Policy T25 of the saved adopted Torbay Local Plan 1995-2011.

"CONTINUED ON NEXT PAGE"

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ASSISTANT DIRECTOR OF PLANNING  
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BE6 - Development affecting listed buildings  
T25 - Car parking in new development

**Relevant plans**

4250.05 - Dated: 28/05/2008 - Proposed Layout – received 3 June 2008  
4250.10 - Dated: 28/05/2008 - Proposed Internal – received 3 June 2008  
4250.20 - Dated: 28/05/2008 - Proposed Elevations – received 3 June 2008  
Access/Design Statement – received 3/6/2008

Date:.....30 July 2008.....



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**NOTES FOR GUIDANCE**

**REFUSAL OF PLANNING PERMISSION**

**TOWN AND COUNTRY PLANNING ACT 1990 (As Amended)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

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Your application for Planning permission has been refused.

If you are unhappy with the decision made by the Local Planning Authority you may appeal to The Planning Inspectorate at the following address:

The Planning Inspectorate  
3/25 Hawk Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN Telephone No. 0117 372 8000

The Planning Inspectorate will send you appeal forms to complete and a booklet explaining the appeal process.

You must send The Planning Inspectorate the appeal form within 6 months of the date of decision. The decision date is shown at the bottom of your decision notice.

The Planning Inspectorate will NOT normally entertain an appeal submitted after this date.

The decision of The Planning Inspectorate on an Appeal shall be final.

Date:.....**30 July 2008**.....



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