

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)**  
**ORDER 2015**

**Application number:** | 22/00913/FUL  
**Validated on:** | 27<sup>th</sup> September 2022  
**Site address:** | Stratton Corner, Stratton Road  
**Proposal:** | Outline planning application for the erection of a single storey dwelling, with some matters reserved except access

In exercise of its powers under the above-mentioned Act and Order the City Council as the Local Planning Authority REFUSE PERMISSION for the development described above in accordance with the terms of the application and the plan/s submitted therewith for the following reason/s:

1. The proposed detached dwelling would be out of keeping with the character of the area, in terms of form, design and having a lack of street frontage. It is therefore considered that the proposal would be contrary to policies SD.4 and SD.10 of the JCS (2019)
2. The proposed development of a car park which is part of the Stratton Corner Housing development (02/00326/FUL) displaces the cars for the 7 houses and 4 flats onto already busy and congested roads, therefore leading to an unacceptable impact on highway safety. The proposal is therefore contrary to policy INF.1 of the JCS (2017)



**Jon Bishop**  
Planning Development Manager

**Decision date: 16<sup>th</sup> December 2022**

**PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET**