

# Comment for planning application 21/02280/F

<b>Application Number</b>	21/02280/F
<b>Location</b>	Barn And Land South West Of Cotefield Farm Church Street Bodicote
<b>Proposal</b>	Erection of garage adjacent to approved dwelling and change of use of agricultural land to residential use
<b>Case Officer</b>	Nathanael Stock
<b>Organisation Name</b>	Bodicote Parish Council
<b>Address</b>	Gaydon Fields Farm, Gaydon, Warwickshire CV35 0HF
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Bodicote Parish Council raises an objection to this application for the following reason: On 5th October 2020 planning application 20/01767/F was permitted for a similar application on this land. A further application was made by the applicant for a similar development to the one submitted but was refused by the District Council. This went to appeal and the Inspector determined QUOTE In isolation therefore, I find that the appeal scheme would not be harmful. However, I am particularly conscious that since the time of the refusal of the planning application, a further scheme has been submitted and has been granted planning permission by the Council for the erection of the same garage in a different position, i.e. further to the south in front of the dwelling itself. This is a matter to which I must have regard. The two garages would occupy discrete positions within the site and thus could both be constructed independently. This would lead to an increased quantum of built development at the site and result in visual clutter, harming the rural character of the location I am conscious that the appellant highlights a willingness for the subsequently granted planning permission to be revoked. However, a planning permission can only be revoked following a specific process, which I am not aware has been undertaken. Furthermore, I am not satisfied that a planning condition could be used to prevent implementation of the already approved scheme. UNQUOTE This Parish Council agrees with the view of the Inspector and requests that the District Council refuses this application. We also believe that the location of the approved scheme has less impact on the rural character of the location.</p>
<b>Received Date</b>	03/08/2021 14:50:33
<b>Attachments</b>	