

To: WYG - Miss E George  
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## Notice of Decision

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

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Application No: 16/0092  
On Behalf Of: Story Homes Ltd - Mr D Hayward

In pursuance of their powers under the above Act and Order, Eden District Council, as local planning authority, hereby **Refuse** outline planning permission for the development described in your application and on the plans and drawings attached thereto, viz:

Application Type: Outline Application  
Proposal: Outline application for up to 48 dwellings with approval sought for access.  
Location: Land to the East of the Thorpe, Greystoke Penrith CA11 0TJ

The reasons for this decision are:

1) The proposed development by virtue of its excessive scale and poor siting on an elevated and prominent site represents a significant intrusion into the open countryside which is not small scale and which fails to respect the character of the village of Greystoke contrary to CS2, which fails to respect and reinforce the special character and sense of place of Greystoke and protect the open countryside from inappropriate development contrary to CS3, which fails to show a clear understanding of the form and character of the built and natural environment, fails to complement or enhance the existing area and fails to protect the rural landscape contrary to CS18 with the adverse impacts of the proposed development not being significantly and demonstrably outweighed by the benefits of the proposal when assessed against the policies in the NPPF as a whole.

*Where necessary the local planning authority has worked with the applicant in a positive and proactive manner seeking solutions to problems arising in relation to dealing with the planning application and to implement the requirements of the NPPF and the adopted development plan.*

Date of Decision: 29 April 2016

Signed:

**[www.eden.gov.uk](http://www.eden.gov.uk)**

**G Clark** BSc (Hons), DipTP, MRTPI, ACMI Head of Planning Services



(Authorised Officer)

G Clark BSc (Hons), DipTP, MRTPI

**Attention is drawn to the attached notes.**