# Farmer wins planning approval for controversial eco-home amid village dispute



A farmer whose eco-home project has stirred considerable controversy within her picturesque Rutland village has finally achieved a planning victory, granting her retrospective approval to continue her ambitious construction. June Titterton-Fox's home has drawn criticism for its unconventional design, likened to “Teletubby Land” and a “garish Hobbit house.” Her neighbours have been vocal in their opposition, arguing that the dwelling undermines the area's rural charm.

After a protracted planning struggle, resulting from her original application being rejected in March 2021 due to concerns it would be "visually intrusive" and detrimental to the local character, Titterton-Fox appealed the decision. By May 2022, the Planning Inspectorate overturned the initial refusal, praising the architecture as a "state-of-the-art" development that adhered to the highest environmental standards. Observers noted that the innovative design, intended to blend into the hillside, would have minimal visual impact, yet opposition persisted from a faction of local residents.

Titterton-Fox's retrospective approval follows allegations that she exceeded approved plans by building taller and modifying the structure. At a recent council meeting, it was revealed that she constructed the home 1.2 metres higher than initially sanctioned. Despite local complaints, officials from Rutland County Council opted to work collaboratively with Titterton-Fox rather than pursue enforcement action, a move that has only added to the ire of some residents.

The tensions surrounding this project have taken a personal toll on Titterton-Fox, who described her detractors as "vicious, horrible people," indicating a significant rift in community relations. Speaking to reporters, she expressed her frustration that open dialogue might have mitigated much of the conflict, likening the scenario to the geopolitical tensions between Russia and Ukraine, and stating, "If we had just sat down and talked, we could have found a solution far sooner."

Residents have expressed profound discontent, with some stating that the home has marred the scenic beauty of the village. Retired publican Julie Healey, a long-term villager, articulated her disbelief at the permission granted, branding the house "out of place" and urging for more landscaping to mask its appearance. Others like Simon and Beverley Jackson, whose home overlooks the development, echoed similar sentiments, concerned about their diminished privacy due to the home’s proximity and design.

Despite the ongoing disputes, Titterton-Fox assured detractors that the construction would eventually be complemented by natural landscaping, including trees and wildflowers, which would help the home harmonise with its environment. She remains hopeful that once completed, the house will be less conspicuous and that the surrounding greenery will restore some sense of privacy for her neighbours.

The saga of Titterton-Fox's eco home is not merely a reflection of personal ambition but also highlights broader tensions around planning regulations and community cohesion in rural England. Recent changes in planning policy have amplified the urgency for local authorities to meet housing demands, complicating the dynamics within villages like Whitwell. The increasing pressure to develop housing could lead to more contentious debates in communities already grappling with shifts in their character and identity.

For now, Titterton-Fox plans to continue the construction, living temporarily in a caravan on site while awaiting the installation of essential utilities. She expressed hope that the completion of her eco-home will lead to a return to normalcy in her community, stating, “Wait until you see the finished house; you won’t even know we’re there.”

The unfolding of this situation not only illustrates the struggle between individual dreams and community standards but also reveals the intricacies of navigating planning complexities in the face of evolving national housing policies. As construction progresses, both Titterton-Fox and her neighbours must reckon with the new reality of their transformed landscape.

## Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.lincsonline.co.uk/stamford/news/plans-for-eco-house-refused-by-officers-9192230/)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.lincsonline.co.uk/stamford/news/plans-for-eco-house-refused-by-officers-9192230/), [[3]](https://www.lincsonline.co.uk/stamford/news/farmer-wins-appeal-to-build-eco-house-9254889/)
* Paragraph 3 – [[1]](https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[4]](https://www.lincsonline.co.uk/stamford/news/gran-intimidated-by-villagers-over-plans-for-eco-home-on-her-land-9118386/), [[5]](https://www.lincsonline.co.uk/rutland/news/approval-for-oversized-underground-home-9413338/)
* Paragraph 4 – [[1]](https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.lincsonline.co.uk/stamford/news/plans-for-eco-house-refused-by-officers-9192230/), [[3]](https://www.lincsonline.co.uk/stamford/news/farmer-wins-appeal-to-build-eco-house-9254889/)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[5]](https://www.lincsonline.co.uk/rutland/news/approval-for-oversized-underground-home-9413338/), [[6]](https://www.lincsonline.co.uk/rutland/news/planning-applications-should-now-be-granted-unless-there-is-9412075/)
* Paragraph 6 – [[1]](https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[6]](https://www.lincsonline.co.uk/rutland/news/planning-applications-should-now-be-granted-unless-there-is-9412075/)
* Paragraph 7 – [[1]](https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[4]](https://www.lincsonline.co.uk/stamford/news/gran-intimidated-by-villagers-over-plans-for-eco-home-on-her-land-9118386/)
* Paragraph 8 – [[1]](https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.lincsonline.co.uk/stamford/news/farmer-wins-appeal-to-build-eco-house-9254889/), [[4]](https://www.lincsonline.co.uk/stamford/news/gran-intimidated-by-villagers-over-plans-for-eco-home-on-her-land-9118386/)
* Paragraph 9 – [[1]](https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[3]](https://www.lincsonline.co.uk/stamford/news/farmer-wins-appeal-to-build-eco-house-9254889/), [[5]](https://www.lincsonline.co.uk/rutland/news/approval-for-oversized-underground-home-9413338/)

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## Bibliography

1. <https://www.dailymail.co.uk/news/article-14750441/My-neighbours-hate-dont-care-Woman-war-village-HS2-tunnel-house-wins-bitter-planning-battle.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.lincsonline.co.uk/stamford/news/plans-for-eco-house-refused-by-officers-9192230/> - In March 2021, Rutland County Council planning officers refused an application for a £400,000 eco-home in Whitwell, citing concerns that the development would be 'visually intrusive' and adversely impact the area's character. The proposed single-storey, three-bedroom home was intended to be a '21st Century farmhouse' with high energy efficiency, including its own water supply and waste management system. Despite the refusal, the applicant, June Titterton-Fox, expressed disappointment and considered appealing the decision.
3. <https://www.lincsonline.co.uk/stamford/news/farmer-wins-appeal-to-build-eco-house-9254889/> - In May 2022, June Titterton-Fox successfully appealed the refusal of her eco-home project in Whitwell. The Planning Inspectorate approved the application, dismissing concerns that the development would be 'visually intrusive.' The inspector praised the design as a 'state-of-the-art' property, carefully and sensitively designed to the most exacting environmental standards. Titterton-Fox expressed delight at the approval and hoped for a quicker building process than the time it took to secure permission.
4. <https://www.lincsonline.co.uk/stamford/news/gran-intimidated-by-villagers-over-plans-for-eco-home-on-her-land-9118386/> - In August 2020, June Titterton-Fox, a grandmother and Rutland county councillor, reported feeling 'intimidated' by some villagers over her plans to build a £400,000 eco-house in Whitwell. The proposed single-storey, three-bedroom home was intended to be dug into one of her fields and described as a '21st Century farmhouse' with high energy efficiency. Despite objections from around a dozen residents who claimed it would be a 'blot on the landscape,' Titterton-Fox proceeded with the application.
5. <https://www.lincsonline.co.uk/rutland/news/approval-for-oversized-underground-home-9413338/> - In April 2025, Rutland County Council granted retrospective planning approval for an underground eco-home in Whitwell that was built significantly larger than originally permitted. The development faced controversy due to its increased size and design changes, including extra bedrooms and a wood-burning flue. Despite concerns from residents about the building's impact on the village, the council approved the changes, stating that the development had minimal visual impact and did not significantly affect the area's character.
6. <https://www.lincsonline.co.uk/rutland/news/planning-applications-should-now-be-granted-unless-there-is-9412075/> - In April 2025, a change in national policy affected Rutland County Council's planning applications for homes. The government's new national policy framework issued in December more than doubled the number of homes to be built in Rutland, from 123 a year to 266. This increase meant the council could not demonstrate a five-year land supply, as its current plan did not outline enough allocated sites for housing. The change led to more speculative housing developments in the area.
7. <https://www.parallelparliament.co.uk/debate/2024-07-19/commons/commons-chamber/planning-the-green-belt-and-rural-affairs> - In July 2024, a parliamentary debate addressed planning, the Green Belt, and rural affairs. The discussion highlighted concerns about the impact of developments like HS2 on rural communities and the environment. MPs expressed worries about the loss of agricultural land and the imposition of large-scale projects on countryside areas. The debate underscored the need for careful consideration of rural communities' needs and the preservation of green spaces in planning decisions.