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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H01-0278-15 **Received:** 2nd April 2015

Type: FULL

Name: Miss P Jackson
37 Backgate
Cowbit
Spalding
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PE12 6AP

Agent: Miss P Jackson
37 Backgate
Cowbit
Spalding
Lincs
PE12 6AP

Description: Proposed log garage to front of dwelling - re-submission of H01-0684-14

Location : 37 BACKGATE COWBIT
SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1. The proposed development would, by reason of its design, positioning and materials of construction, constitute a form of development which is poorly related to and out of keeping with the character of both the host dwelling and the surrounding area. It is therefore considered to be contrary to Policy SG14 of the South Holland Local plan, 2006 and Section 7 of the National planning Policy Framework, 2012, which seek to ensure that new development makes a positive contribution to the architectural and visual quality of its surroundings.

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible by identifying matters of concern with the application. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Note:

The determined plans are:

Dwg. nos. map 1, map 2, map 3, map 4, map 5, map 6, map 7, map 8, map 9 and map 10, and colour specifications (ref: 100), roof details (ref: 101) and photographs of existing (ref: 107).

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Paul Jackson
Planning Manager

30th June 2015

H01-0278-15

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.