SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Reserved Matters

Reference: H01/0429/01 Received: 06-APR-01 Type: RESERVED MATTERS

Name: Burmor Developments Ltd
23 Horsegate
Deeping St. James
PE6 8EN

Agent: Robert Barwell
4 Northfields
Bourne
Lincs
PE10 9DB

Description: Erection of 4 dwellings

Location : Land adjoining 63 Backgate Cowbit
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

1 In the opinion of the Local Planning Authority, the development fails to satisfactorily reflect the existing character of the locality, which is predominantly that of single-storey dwellings. The development would also seriously affect the outlook and amenities of nearby dwellings and the dwelling on Plot 1 would have an unduly overbearing affect on the existing bungalows fronting onto Backgate. As a consequence, the development is contrary to Policy E1 of the South Holland District Local Plan, which requires new development to respect the character of an area as well as to safeguard the amenities of adjoining residents.

The determined plans are:-
Dwg.nos. 01/027-1-A; 01/027-3-A; 01/027-2 and site location plan received 6 April 2001.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
21 JUN 2001

H01/0429/01

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. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H01/0429/01 Received: 06-APR-01 Type: RESERVED MATTERS

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PE6 8EN

Agent: Robert Barwell
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Description: Erection of 4 dwellings

Location : Land adjoining 63 Backgate Cowbit
Spalding Lincs

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 In the opinion of the Local Planning Authority, the development fails to satisfactorily reflect the existing character of the locality, which is predominantly that of single-storey dwellings. The development would also seriously affect the outlook and amenities of nearby dwellings and the dwelling on Plot 1 would have an unduly overbearing affect on the existing bungalows fronting onto Backgate. As a consequence, the development is contrary to Policy E1 of the South Holland District Local Plan, which requires new development to respect the character of an area as well as to safeguard the amenities of adjoining residents.

The determined plans are:-

X as per Dc Record Sheet

Director of Housing and Planning Services
15 JUN 2001

H01/0429/01

19/6