SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H01/0902/00 Received: 21-AUG-00 Type: OUTLINE

Name: Mr L C & Mrs S Drage
5 Backgate
Cowbit
Spalding
Lincs PE12 0AP

Agent: Mr L C & Mrs S Drage
5 Backgate
Cowbit
Spalding
Lincs PE12 0AP

Description: Residential development for 1 dwelling

Location : Part of garden of 5 Backgate Cowbit
Spalding Lincs

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

1 In the opinion of the Local Planning Authority, the development of this site, which has a narrow width in relation to other residential curtilages, will appear cramped and out of character with existing development. As such, the proposal will be contrary to Policies E1 and H2 of the South Holland District Local Plan. These policies require, amongst other things, that development should be in keeping with the character of the area in which they are situated.

2 Visibility to the south from the proposed point of access to Backgate is substantially below requirements due to the horizontal alignment of the road. The sub-standard visibility is on the traffic approach side for vehicles which would be emerging from the site and it is considered that as a consequence of this these vehicles would be likely to be in conflict with traffic travelling northwards along Backgate, contrary to the interests of highway safety.

The determined plans are:-
Location and Block Plan received on 21 August 00.

SALLY WALTHAM
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Director of Housing and Planning Services
05 OCT 2000

H01/0902/00

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 H01/0902/00 Received: 21-AUG-00 Type: OUTLINE

Name: Mr L C & Mrs S Drage
5 Backgate
Cowbit
Spalding
Lincs PE12 0AP

Agent: Mr L C & Mrs S Drage
5 Backgate
Cowbit
Spalding
Lincs PE12 0AP

Description: Residential development for 1 dwelling

Location : Part of garden of 5 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 of this site, which has a narrow width in relation to other residential curtilages, will appear cramped and out of character with existing development. As such, the proposal will be contrary to Policies E1 and H2 of the South Holland District Local Plan. These policies require, amongst other things, that development should be in keeping with the character of the area in which they are situated.

2 Visibility to the south from the proposed point of access to Backgate is substantially below requirements due to the horizontal alignment of the road. The sub-standard visibility is on the traffic approach side for vehicles which would be emerging from the site and it is considered that as a consequence of this these vehicles would be likely to be in conflict with traffic travelling northwards along Backgate, contrary to the interests of highway safety.

The determined plans are:-
Location and Block Plan received on 21 August 00.

Director of Housing and Planning Services
03 OCT 2000

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CS 4/10

H01/0902/00