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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H01/1364/00 Received: 17-NOV-00 Type: FULL

Name: Mr & Mrs R Jose
2 West Elloe Avenue
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Proposed dwelling

Location : Land Adj. Arch House 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 The developable area of this site is constrained by the South Holland Internal Drainage Board bye-law which protects a drain which conveys water for a large part of the Cowbit triangle. The proposed dwelling is, therefore, positioned close to the boundary with "Arch House". Owing to the proximity to Arch House, and the size of the proposed dwelling, the proposal will appear cramped and out of character with the development along Backgate.

The proposal is, therefore, considered to be contrary to Policy E1 of the South Holland District Local Plan which requires new development to be in keeping with the general character of an area.

The determined plans are:-
1:1250 site location plan and dwg. no. 00/55/01 received on 17 November 2000.

Director of Housing and Planning Services
30 JAN 2001

H01/1364/00

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 H01/1364/00 Received: 17-NOV-00 Type: FULL

Name: Mr & Mrs R Jose
2 West Elloe Avenue
Spalding
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Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Proposed dwelling

Location : Land Adj. Arch House Backgate
Cowbit Spalding Lincs

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

1 The development area of this site is constrained by the South Holland Internal Drainage Board bye-law which protects a drain which conveys water for a large part of the Cowbit triangle. ~~Any~~ The proposed dwelling ~~located in this site must~~, therefore, be positioned close to the boundary with "Arch House". ~~It is considered that~~ Owing to the proximity ~~of the garage for~~ Arch House, and the size of the proposed dwelling, the proposal will appear cramped and not of character with the development along Backgate.

The proposal is therefore considered to be contrary to Policy E1 of the South Holland District Local Plan ~~and H2A of the South Holland Draft Interim Rural Housing Planning Strategy~~ which requires new development to be in keeping with the general character of an area.

The determined plans are:-

1:1250 Site location plan 17-11-00
00/55/01

Director of Housing and Planning Services
17 JAN 2001

H01/1364/00