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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H02-0033-26 **Date of Decision:** 16th March 2026
Applicant: Mr M Woodroffe
32 West Street
Crowland
Peterborough
PE6 0ED
Location: Land To Rear Of 53 West Street Crowland Peterborough
Description: Construction of new detached dwelling

South Holland District Council, in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended), hereby give notice that permission has been REFUSED (or equivalent) for the development referred to above, for the following reason(s):

- 1 The overall scale of the proposed dwelling is considered to be out of keeping with the area and as such, the visual impact of the development is considered to be unacceptable. Therefore, in visual and amenity terms, the proposal fails to accord with Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and Section 12 of the National Planning Policy Framework (December 2024), which amongst other things, seek to ensure that the design of all development is appropriate to the character and quality of the area.
- 2 It is considered that the proposed development would result in an unacceptable degree of overlooking and would result in overbearing environment, as a result of the siting and height of the proposed dwelling and the raised platform area along the eastern edge of the site. Therefore, the development is contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2019), which, amongst other things, require that development should not adversely affect residential amenity or health. The development is also considered to be contrary to Paragraph 135 of the National Planning Policy Framework (December 2024), which sets out that planning decisions should create places with a high standard of amenity.

- 3 The application is not accompanied by a preliminary ecological appraisal. Therefore, there is no information from a qualified ecologist to set out whether there are protected species within the site, or habitat for such species. Policy 28 of the South East Lincolnshire Local Plan, 2019 (SELLP) sets out that proposals that would directly or indirectly adversely affect protected species to not be permitted unless suitable prevention, mitigation and compensation measures are provided.

Whilst there might not be any protected species or habitat for such species within the site, without further information, the Local Planning Authority considers that the proposals could adversely affect such species. Paragraphs 187 and 192 of the NPPF also seek to ensure that proposals minimise their impact on priority or threatened species. Therefore, the proposals do not accord with Policy 28 of the South East Lincolnshire Local Plan (2019), or Paragraphs 187 and 192 of the National Planning Policy Framework (December 2024)

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The determined plans are:

Application Form

December 2025 - Biodiversity Net Gain Statement Report

November 2025 - Design and Access Statement incorporating Heritage Impact Assessment

1888 01 Rev B - Proposed Site Plan

1888 02 Rev A - Proposed Plans Elevations & Site Section

1888 03 Rev B - Proposed Block Plan

1888 04 Rev A - Proposed Elevations

1888 05 - Location Plan

ECL1637/RTK - Flood Risk Assessment - November 2025

Biodiversity Metric Calculation Tool



Phil Norman

Assistant Director - Planning and Strategic Infrastructure

South Holland District Council

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning-inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR the **timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://appeal-planning-decision.service.gov.uk/before-you-start>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.