

Mr M Smith
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TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE

Reference:	H02-0207-20	Date of Decision:	30th November 2020
Applicant:	Mr M Smith 20 Barbers Drove North Crowland Peterborough PE6 0BE		
Location:	20 Barbers Drove North Crowland Peterborough		
Description:	Erection of single dwelling		

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

- 1 In the opinion of the Local Planning Authority the proposed development would, by reason of its location, and relationship with adjacent properties, represent a form of development out of keeping with the existing pattern of development in the area. This pattern is characterised by open paddocks and public open space separating James Road from residential properties. The garden land associated with No. 20 Barbers Drove North contributes to this pattern. Moreover, the requirement to raise finished floor levels of the proposed dwelling by 1m would likely result in an overbearing effect, overlooking and loss of privacy in respect of existing neighbouring properties. As such, the proposal is considered contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019. Policy 2 requires development proposals to take into account sustainable development considerations such as the impact on the character and appearance of the area and the relationship to existing development. Policy 3 requires development proposals to respect the landscape character of the location and residential amenity.
- 2 The site is located within an area identified as "Danger for Most" in terms of flood hazard, with predicted flood depths of up to 1.0m, within the South East Lincolnshire Strategic Flood Risk Assessment (2017), which is used as a basis to apply the sequential test in terms of flood risk. There are alternative sites appropriate for the proposed development

that are reasonably available, more sustainable and which are located in areas with a lower risk of flooding. The proposal therefore conflicts with Policy 4 of the South East Lincolnshire Local Plan and advice within Paragraph 158 of the National Planning Policy Framework (2019).

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 reasons 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:

Block Plan
Design & Access Statement
Block Plan with Landscaping
Site Location
Application Form
Flood Risk Assessment (Prepared by S M Hemmings - 07 April 2020)



Phil Norman
Planning and Building Control Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

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		

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@planninginspectorate.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://www.gov.uk/planning-inspectorate>. 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.