Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

Finsbury Designs Ltd
19 Goldington Road
Bedford
MK40 3JY

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference:	H02-0990-21	**Date of Decision:**	16th December 2021
Applicant:	Finsbury Designs Ltd 19 Goldington Road Bedford MK40 3JY		
Location:	38 Peterborough Road Crowland Peterborough		
Description:	Proposed development of 6 houses & demolition of existing house (No.38)		

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

1 Policy 6 (Developer Contributions) of the South East Lincolnshire Local Plan (2019) sets out the following:

"Developments of 11 or more dwellings, or which have a combined gross floorspace of more than 1,000 sqm, or non-residential development of 1,000 sqm gross floorspace or more will be expected to mitigate their impacts upon infrastructure, services and the environment to ensure that such developments are acceptable in planning terms. The Local Planning Authorities will not accept any proposals that artificially reduce capacity or floorspace to circumvent the proper operation of this policy."

This application site forms part of a wider parcel of land within the same ownership and the remainder of this land is the subject of two further planning applications - H02-0946-21 (5 dwellings) and H02-1006-21 (47 dwellings). It is considered that the treatment of this land as individual sites is an artificial distinction and precludes a comprehensive development that would enable a properly planned and designed scheme with the possibility of developer contributions from dwellings on the entirety of the land and acceptable access to the land to the rear of properties fronting Peterborough Road.

In its current form, this application is considered contrary to Policy 6 of the South East Lincolnshire Local Plan (2019), as set out above.

2 The dwelling on Plot 6 on Harrington Drive would have a higher finished floor level than the adjoining bungalow, of 2.3m ODN. This would make the dwelling read as affectively 2.5 storeys high. The impact of the development and in particular Plot 6 on Harrington Road would result in a discordant street scene. The two storey dwelling on Plot 6 would be out of keeping with the scale and form of development within the road, as a result of the land level increase that would be required to facilitate the development, and the siting of the plot adjacent to No.6 Harrington Drive, which is a detached bungalow.

As such, the impact of Plot 6 is considered to be out of scale with the adjoining bungalow at No.6 Harrington Drive, and would have an overbearing effect on that property and on the street scene, contrary to Policies 2 and 3 of the South East Lincolnshire Local Plan (2019) and the intentions of the NPPF 2021.

Notes:

The determined plans and documents are:

Application form
Flood Risk Assessment S M Hemmings B Sc C Eng MICE MIWEM. 27th September 2021
132-SL-001
132-SL-002 A
132-SL-003

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. Furthermore, matters of concern with the application have been identified and discussed with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm, which has been clearly identified within the reason(s) for the refusal, 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



Phil Norman
Planning 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@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://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.