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: H04/0584/01 Received: 16-MAY-01 Type: OUTLINE

Name: Mr J Viner
48 Station Street
Donington
Spalding
Lincs

Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs

Description: Residential development (1 plot)

Location : Adj. 48 Station Street Donington
Spalding

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

1 The proposed plot has a narrow frontage of approximately 7.5 metres and therefore will appear noticeably narrower and thereby out of character with the adjacent semi-detached houses. The proposal is therefore contrary to Policy E1 of the South Holland District Council Local Plan which requires development to be in keeping with the general character of the area in which it is situated through its style, layout, siting, design and materials, and also Policy H2A which also requires development to be in scale and character with its surroundings.

The determined plans are:-
Location plan, Dwg. No. PAA/218/1 received 16 May 2001.

Director of Housing and Planning Services
28 AUG 2001

H04/0584/01

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 H04/0584/01 Received: 16-MAY-01 Type: OUTLINE

Name: Mr J Viner
48 Station Street
Donington
Spalding
Lincs

Agent: Poddingtons
Rabbit Hollow
Church Lane
North Rauceby
Sleaford Lincs

Description: Residential development (1 plot)

Location : Adj. 48 Station Street Donington
Spalding

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

1 The proposed plot has a narrow frontage of approximately 7.5 metres and therefore will appear noticeably narrower and thereby out of character with the adjacent semi-detached houses. The proposal is therefore contrary to Policy E1 of the South Holland District Council Local Plan which requires development to be in keeping with the general character of the area in which it is situated through its style, layout, siting, design and materials, and also Policy H2A which also requires development to be in scale and character with its surroundings.

Sub. Plans? — Location plan
— Drawing No. PAA-213/1 } 16/5/01.

Director of Housing and Planning Services
23 AUG 2001

H04/0584/01

24/8

DM 24/8

R 23/8.

BRIAN SMITH ip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H04/0971/91 Received: 11-OCT-91 Type: OUTLINE

Name: Mr J Viner
48 Station Street
Donington
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs
PE11 2AA

Description: Residential development (one plot)

Location : 48 Station Street Donington
Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

DMSa
6/12

BRIAN SMITH DipTP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Before any development is commenced, a scheme to provide screen walls or fences, including details of their height, design and position, shall be submitted to and approved by the Local Planning Authority, and such scheme as may be approved shall be put into effect before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

5 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

Notes to Applicant:

The applicant is advised that siting has been approved as part of this application and is not, therefore, reserved for later approval.

BRIAN SMITH ip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
06-DEC-91

H04/0971/91

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation.