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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H04-0688-15 Received: 22nd July 2015

Type: S73A CONTINUATION

Name: Mr J Morza
Unit 51 Second Drove
Fengate
Peterborough
Cambs
PE1 5XA

Agent: Sharman Architecture
7 Still Close
Market Deeping
Peterborough
Cambs
PE6 8JZ

Description: Erection of 2 detached dwellings -approved under H04-0703-14. Modification of Condition 12 to allow for traditional parking with reversing bays as shown on plan GM/101/B

Location : Land between 2 and 14 Church Street Donington
Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the retention of buildings/continuation of use of land for the reason(s) set out below:

- 1 The two dwellings on this site were granted planning permission only because of the provision of a turntable, without which permission would have been refused on highway safety grounds. Whilst accepting that the paved area that has now been constructed to the rear of the two dwellings is of sufficient size to achieve adequate manouvring of vehicles, it is considered by the Local Planning Authority that, given the size of the accommodation that is provided in the two dwellings, the availability of this manouvring area is very likely to be lost to the chattels and general domestic paraphernalia associated with family enjoyment of these dwellings. Consequently there is a very real likelihood that drivers will then have to reverse out onto Church Street where, due to the lack of visibility caused by the horizontal alignment of this road, those drivers would be at risk of conflict with other road users, creating a severe and immediate hazard contrary to the interests of highway safety.

The proposals are, therefore, contrary to Section 4 of the National Planning Policy Framework 2012, within which Paragraph 32 highlights that decisions should take account of whether safe and suitable access to the site can be achieved for all people and that development should be prevented where the residual cumulative impact of the development are severe. The development is also contrary to Policy SG15 of the South Holland Local Plan 2006, which requires that new development shall provide safe and convenient access to and within sites.

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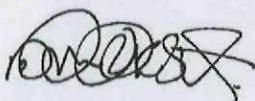
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The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe by identifying matters of concern with the application and discussing those with the Applicant. However, the issues are 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.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Notes:

The determined plans are:
Dwg. no. GM/101B and site location plan scale 1:1250.



Paul Jackson
Place Manager

24th September 2015

H04-0688-15

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.