SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0358/96 Received:22-APR-96 Type:FULL

Name: Mr & Mrs V S Ould
Laburnum House
Old Main Road
Fleet Hargate
Spalding Lincs

Agent: G R Merchant
Unit 3, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erect three bedroomed house and detached garage

Location : Adj. Laburnum House Old Main Road
Fleet Hargate Spalding Lincs

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

1 The proposed development is at the entrance to the Conservation Area where, on the southern side of Old Main Road, dwellings have been developed in an unusual and individual manner, with facades facing east parallel to Old Main Road. The current proposal takes no account of this historic layout and proposes a conventional design with a main facade facing the road and a gable facing east, which would, in the opinion of the Local Planning Authority, in consequence be detrimental to the individual character of this part of the Conservation Area.

2 In the opinion of the Local Planning Authority the proposed development would constitute a visually cramped layout of the site which would be detrimental to the appearance and character of the Conservation Area.

3 The Local Planning Authority is also of the opinion that the proposed dwelling would have a sub-standard level of residential amenity by virtue of direct overlooking from Laburnum House. Likewise, the residential amenity of the latter would be significantly reduced by the removal of amenity space directly in front of a main elevation of the house.

Director of Housing and Planning Services
16-JUL-96 H05/0358/96

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. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

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08-JUL-96 Checked 22/11/7 4 9/7

Authorised to issue (inc Delegation).....4/7/96