

Council Offices
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FILE COPY

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H05-0545-15 Received: 16th June 2015

Type: OUTLINE

Name: Mr Jess Richards
105 Lyvelly Gardens
Peterborough
Cambs
PE1 5RR

Agent: Mr Julian Warrick
8 Beech Grove
Donington
Spalding
Lincs
PE11 4XQ

Description: Residential development - erection of one dwelling

Location : 33 FLEET ROAD FLEET
SPALDING

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

- 1 Existing development within the vicinity of the site on the northern side of Fleet Road is generally well spaced. In comparison, the proposal would appear cramped and would, as a consequence, constitute an incongruous form of development that would have a harmful effect upon the character of the street and visual amenities of the locality.

In addition, occupiers of the new dwelling would have a low level of amenity by virtue of noise and general disturbance created by activity on industrial premises immediately to the west.

The proposal is, therefore, contrary to Policies HS4, SG14 and SG17 of the South Holland Local Plan 2006. These policies state that new development should be of a high standard, sympathetic with its surroundings and be acceptable on amenity grounds. They are in accordance with advice within Paragraphs 7 and 17 and Sections 6, 7 and 11 of the National Planning Policy Framework, March 2012.

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The Local Planning Authority has acted positively and proactively in determining this application. 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 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

Note(s):

The determined plans are:
Dwg. nos. J043-OP1B and J043-OP2A;
Flood Risk Assessment (ref GCB/Warwick) dated June 2015.



Paul Jackson
Place Manager

27th August 2015

H05-0545-15

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.