SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0647/98 Received:23-JUN-98 Type:FULL

Name: D Brown (Building Contractors)
30 Park Road
Holbeach
Spalding
Lincolnshire

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Proposed residential development (11 units).

Location : Hocklesgate Fleet
Spalding Lincolnshire

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

1 In the opinion of the Local Planning Authority the development as proposed fails to satisfactorily reflect the requirements of the Lincolnshire Design Guide for Residential Areas. The scheme is essentially road dominated which dictates the overall layout, resulting in a form of development consisting of dwellings all facing the road on a similar building line. Additionally, landscaping has not been incorporated as an integral part of the scheme. Such development would, if permitted, result in a development lacking insufficient visual interest and variety, to the detriment of visual amenity. As such, it would be contrary to Structure Plan Policy 5a and South Holland District Local Plan Policies E1 and H2. These policies are based upon advice contained within Department of the Environment Planning Policy Guidance Note No.3, 1992 (Housing) and are designed to ensure a high quality of design and landscaping in all new housing developments.

2 In the opinion of the Local Planning Authority the dwellings on plots 1 and 11 would prejudice the continued existence of a number of mature trees on or immediately adjoining the site (one of which is the subject of a Tree Preservation Order), to the detriment of the visual amenities of the street scene.

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
05-AUG-98 H0570647/98

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

DRAFT REFUSAL

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Location : Hocklesgate Fleet
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that permission has been refused etc
for the following reasons:

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04-AUG-98 Checked ..... 5/8.

Authorised to issue (inc Delegation)..... 5/8