

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

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S O U T H



H O L L A N D
DISTRICT COUNCIL

HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0701/00

Received: 02-JUN-00

Type: FULL

Name: KP Shepperson
The Crooked Billett
Church End
Fleet, Holbeach
Lincs. PE12 8NQ

Agent: David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Erection of a two storey and single storey extension,
double garage and front boundary wall and gates.
Location : Church End Fleet
Holbeach

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

- 1 The roof height and design of the proposed extension is unsympathetic with the existing dwelling. As such the proposal is considered to be contrary to South Holland District Local Plan Policy E2. This indicates that planning permission should only be granted for new development if it preserves or enhances the character/appearance of Conservation Areas.
- 2 The proposal involves the demolition of an existing outbuilding which, in the opinion of the Local Council, contributes to the visual amenities of Fleet Conservation Area. Its removal detracts from the appearance of the locality. As such, the proposal is considered to be contrary to South Holland District Local Plan Policy E2. This indicates that Conservation Area should make a positive contribution

Note to admin
Please send formal notification of decision to Mr. Broker (he has requested it).
Sent 30/6

June 2000.

Residential extension and utilisation

• **SALLY WALTHAM**

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SERVICES DEPARTMENT

Director of Housing and Planning Services

30 AUG 2000

H05/0701/00

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.

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HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H05/0701/00

Received: 02-JUN-00 Type: FULL

Name: KP Shepperson
The Crooked Billett
Church End
Fleet, Holbeach
Lincs. PE12 8NQ

Agent: David Broker Design Services
Danbrooke House
Station Road
Wisbech St Mary
Wisbech Cambs PE13 4RW

Description: Erection of a two storey and single storey extension,
double garage and front boundary wall and gates.
Location : Church End Fleet
Holbeach

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

- 1 The roof height and design of the proposed extension is unsympathetic with the existing dwelling. As such the proposal is considered to be contrary to South Holland District Local Plan Policy E2. This indicates that planning permission should only be granted for new development if it preserves or enhances the character/appearance of Conservation Areas.
- 2 The proposal involves the demolition of an existing outbuilding which, in the opinion of the Local Planning Authority, contributes to the visual amenities of Fleet Conservation Area. Its removal would therefore be harmful to the character/appearance of the locality. As such, the proposal is contrary to South Holland District Local Plan Policy E3. This indicates that ~~Conservation Area~~ Consent should not be granted for the demolition of buildings which make a positive contribution within conservation areas, except under exceptional circumstances.
- 3 The proposal would prejudice the continued existence of a claimed public footpath. As such it is considered to be detrimental to public amenity.

The determined plans are:-

1:2500 and 1:200 plans and dwg. nos. 566KPS1 and 2 received on 2 June 2000.

A more acceptable scheme should preferably incorporate a more sympathetic extension and utilisation of the existing outbuilding.

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S O U T H



H O L L A N D
D I S T R I C T C O U N C I L

**HOUSING & PLANNING
SERVICES DEPARTMENT**

Director of Housing and Planning Services

29 AUG 2000

H05/0701/00

Handwritten: 29/8
475 29-8-00