SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/1229/94 Received:17-JAN-95 Type:S73A CONTINUATION

Name: Mr P J York
Decoy Farm
Langary Gate
Holbeach St Johns
Spalding Lincs

Agent: Punch Robson Solicitors
Regency West Mall
Prince Regent Street
Stockton-on-Tees
Cleveland TS18 1EF

Description: Use of extension as separate dwelling without complying with condition no. 4 of permission H05/1616/88
Location : Decoy Farm Langary Gate
Holbeach St Johns Spalding Lincs

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 use of the extension as a separate dwelling would be tantamount to a new dwelling within open countryside . It is the policy of the Local Authority to permit such development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy), and is aimed at inter alia, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 In the opinion of the Local Planning Authority the occupation of the extension as an independent residential unit would result in an unacceptable level of residential amenity for occupants of both dwellings. This is particularly so, bearing in mind their close relationship and also shared amenities (eg, driveway).

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
18-APR-95 H05/1229/94

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.

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FILE COPY

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1 The use of the extension as a separate dwelling would be tantamount to a new dwelling within open countryside . It is the policy of the Local Authority to permit such development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy), and is aimed at inter alia, the preservation of the character of the countryside, and the economic character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 In the opinion of the Local Planning Authority the occupation of the extension as an independent residential unit would result in an unacceptable level of residential amenity for occupants of both dwellings. This is particularly so, bearing in mind their close relationship and also shared amenities (eg, driveway).

NOT CORRECTED

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
18-APR-95 H05/1229/94

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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

Reference: H05/1229/94 Received:17-JAN-95 Type:S73A CONTINUATION

Name: Mr P J York
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Langary Gate
Holbeach St Johns
Spalding Lincs

Agent: Punch Robson Solicitors
Regency West Mall
Prince Regent Street
Stockton-on-Tees
Cleveland TS18 1EF

Description: Use of extension as separate dwelling without complying with condition no. 4 of permission H05/1616/88
Location : Decoy Farm Langary Gate
Holbeach St Johns Spalding Lincs

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

1 ~~The site is outside the confines of a settlement in an area of~~ open countryside, ~~where~~ It is the policy of the Local Planning Authority to permit ~~such~~ development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan. This policy is in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy), and is aimed at ~~the conservation of agricultural land,~~ the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of this policy, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

2 In the opinion of the Local Planning Authority the occupation of the extension as an independent residential unit would result in an unacceptable level of residential amenity for occupants of both dwellings. This is particularly so bearing in mind their close relationship and also shared amenities (eg, driveway).

03-APR-95 AD check.....

Authorised to issue (inc Delegation).....