SALLY WALTHAM
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/1499/00 Received: 26-FEB-01 Type: FULL

Name: Mr & Mrs Wyatt
Foxcliffe
Nealsgate Road
Holbeach St Johns
Spalding Lincs. PE12 8SW

Agent: Richard Lowe
4 Brambles Close
Four Marks
Alton
Hants. GU34 5DR

Description: Change of use of outbuilding to form 3 bed bungalow (carer's dwelling), including extension and alterations.

Location : Foxcliffe Nealsgate Road
Holbeach St Johns Spalding

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 proposal is tantamount to a new dwelling in the open countryside. As such, it is considered to be contrary to South Holland District Local Plan Policy H3. This states that new residential development should normally only be allowed in the open countryside where there is an agricultural need. No such need exists in this case. As such, the proposal is considered to be contrary to the objectives of this policy which include the prevention of domestication of the countryside and general preservation of it's character. The proposal would, if permitted, also encourage further applications of a similar nature, which would then be hard to resist.

2 In the opinion of the Local Planning Authority the site would not represent a sustainable location for new housing development in the context of the objectives of the South Holland District Local Plan (including Interim Rural Housing Policy H2A). This is in accordance with advice within Planning Policy Guidance Note 3 (Housing), which is geared towards concentrating new housing development within sustainable locations.

The determined plans are:-
1:2500 plan and project dwn nos. 047/002C and 003 received on 29 Dec 00.
Project dwg no. 047/004 received on 26 Feb 01.

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Director of Housing and Planning Services
18 MAY 2001

H05/1499/00

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.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H05/1499/00 Received: 26-FEB-01 Type: FULL

Name: Mr & Mrs Wyatt
Foxcliffe
Nealsgate Road
Holbeach St Johns
Spalding Lincs. PE12 8SW

Agent: Richard Lowe
4 Brambles Close
Four Marks
Alton
Hants. GU34 5DR

Description: Change of use from showroom/workshop & ext./alteration to form 3 bed bungalow (carer's dwelling) amended 19/5/01

Location : Foxcliffe Nealsgate Road
Holbeach St Johns Spalding

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

1 In the opinion of the Local Planning Authority the proposal is tantamount to a new dwelling in the open countryside. As such, it is considered to be contrary to South Holland District Local Plan Policy H3. This states that new residential development should normally only be allowed in the open countryside where there is an agricultural need. No such need exists in this case. As such, the proposal is considered to be contrary to the objectives of this policy which include the prevention of domestication of the countryside and general preservation of it's character. The proposal would, if permitted, also encourage further applications of a similar nature, which would then be hard to resist.

2 In the opinion of the Local Planning Authority the site would not represent a sustainable location for new housing development in the context of the objectives of the South Holland District Local Plan (including Interim Rural Housing Policy H2A). This is in accordance with advice within Planning Policy Guidance Note 3 (Housing), which is geared towards concentrating new housing development within sustainable locations.

The determined plans are:-

V 1:2500 plan rec'd 29/12/00.
Project drg nos 047/002c [redacted] and 003 rec'd 29/12/00
Project drg no 047/004 rec'd 26/2/01.
V SM 19/5
CMS 18-5-01

Director of Housing and Planning Services
16 MAY 2001

H05/1499/00