

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H06-0432-16 Received: 20th May 2015

Type: FULL

Name: Mrs Kempton
Choices Folly
Marsh Road
Gedney-Drove-End
Spalding
Lincs
PE13 9PJ

Agent: Design and Planning
Miller Farm
Trinity Road
Walpole Highway
Wisbech
Cambs
PE14 7SR

Description: Erect two storey dwelling

Location : Adj to Choices Folly Marsh Road
Gedney Drove End Spalding

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

- 1 The proposal fails to show how the development would comply with the National Planning Policy Framework by demonstrating that the development is safe over the lifetime of the property. When seen in the context of the Environment Agency's Coastal Hazard Mapping the proposal fails to meet the requested minimum mitigation measures. In this instance the Environment Agency request that no habitable rooms are sited at ground floor level. As the proposal has habitable rooms at ground floor level any possible amendment would make the redesigned dwelling out of keeping with the character of the surrounding area. The development is, therefore, considered to be unsafe on flood risk grounds and is contrary to guidance contained in Section 10 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe, having engaged with the Applicant at the pre-application stage, and by identifying matters of concern with the subsequent application and discussing those with the Agent. 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 reasons 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):

S O U T H



H O L L A N D
DISTRICT COUNCIL

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The determined plans are:

Flood Risk Assessment (Dated 10th March 2015), Design & Access Statement (Received 20th May 2015), Block Plan (1:500), Site Location Plan (1:1250) and Drawing Ref: 1 - Floor Plan and Elevations & 2 - Sectional Drawing.

Paul Jackson
Planning Manager

7th July 2015

H06-0432-15

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.