

Council Offices
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FILE COPY

Town and Country Planning Act 1990 Prior Notification Application

Reference: H07-0079-15 Received: 4th February 2015

Type: Prior Approval App

Name: Mr S Kennally
North View Lakes
North Road
Gedney Hill
Spalding
Lincs

Agent: G R Merchant
Unit 4 - Wrights Mews
12a Park Road
Holbeach
Spalding
Lincs
PE12 7EE

Description: Renovate existing brick built barn and outbuildings and change the use to a three-bed residential unit - resubmission of H07-0685-14

Location : The Barn West Drove North
Gedney Hill Spalding

South Holland District Council give notice that PRIOR APPROVAL IS REFUSED as objection(s) have been received and it is considered that the development would have an unacceptable impact on the amenity of the adjoining properties by reason of :

- 1 It has not been satisfactorily established that the building was used solely for an agricultural use, as part of an established agricultural unit, either on 20th March 2013, or if the site was not in use on that date, when it was last in use.

Moreover, only the easternmost part of the building presently exists in its entirety. The westernmost section has largely been removed, with only two walls remaining. As a consequence, the proposed development would result in the external dimensions of the building extending beyond the external dimensions of the existing building and would involve buildings operations beyond those reasonably necessary to convert the building to a dwelling.

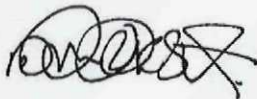
As such, under the provisions of Class MB of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) it cannot be established that the proposal is permitted development.

Note(s):

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The determined plans are:
Dwg. nos. 1884-08-01, 1884-08-02B and 1884-08-03A;
Letter from G R Merchant dated 27 January 2015 and accompanying documentation.



Paul Jackson
Planning Manager

23rd March 2015

H07-0079-15

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.