

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/0155/02

Received: 11-FEB-02

Type: FULL

Name: Mr S Dawkins
1 Seas End Road
Surfleet
Spalding
Lincs

Agent: John W Moses
33 Fairview Way
Spalding
Lincs
PE11 3PL

Description: Change of use of shop and alterations to form a two- bedroom flat

Location : 73 High Street Gosberton

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

- 1 The proposal is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
 - reduce the over-supply of housing land in the district to be more in line with Policies 9, 10 and 11 of the Lincolnshire Structure Plan, and;
 - be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 'Housing'.The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.
- 2 The proposed replacement windows and door would be out of character with the existing building and adjacent shop front and detrimental to the appearance and character of this part of the Gosberton Conservation Area. The development would therefore, be contrary to Policies E2 and E7 of the adopted South Holland District Local Plan which requires, amongst other things, that developments should preserve or enhance the Conservation Area and ensure that replacement shop fronts are of an appropriate design.

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

- 3 The site is within the indicative flood risk area as detailed on the Environment Agency 2001 Indicative Flood Plain Map. The site is therefore at risk of flooding and its development may also contribute to the increased risk of flooding elsewhere. Planning Policy Guidance Note No. 25 'Development and Flood Risk' (PPG25) requires that a Flood Risk Assessment be submitted in support of planning applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:

Site location plan, floor plans and elevations received 11 February 2002.

Head of Planning & Development

02 JUL 2002

H08/0155/02

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

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'Development and Flood Risk' (PPG25) requires that a Flood Risk Assessment be submitted in support of planning applications for developments which are at risk of flooding. This application is not supported by a Flood Risk Assessment and is therefore not in accordance with PPG25.

The determined plans are:

Site location plan, floor plan and elevations received 11 February 2002.

Director of Customer Services
25 JUN 2002

H08/0155/02

noted
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22 24/6