FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08-0563-15 **Received:** 15th July 2015 **Type:** FULL

Name: Mr & Mrs A Cockram
The Old Ship Inn
Beck Bank
Gosberton Clough
Spalding
PE11 4JL

Agent: Austin John Developments
Rualen
Mill Green Road
Pinchbeck
Spalding
PE11 3PU

Description: Proposed self-contained annexe

Location : The Old Ship Inn Beck Bank
Gosberton Clough 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 proposed annexe is tantamount to an independent residential unit due to its size, scale, design and positioning. 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 new residential development only in exceptional cases where it is satisfied that there is an overriding need. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policies SG4 and HS7 of the South Holland District Local Plan 2006. These policies are in accordance with paragraph 14 and section 6 of the National Planning Policy Framework 2012 and are aimed at, inter alia, ensuring that new development is in a sustainable location and the protection of the rural character of the countryside. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies because, as well as its individual effect on these issues, it would form a precedent for further similar proposals, which would be difficult to resist.

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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 Applicant. 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 reason 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:

The determined plans are:
Dwg. no. AJD1003/15/00A.

Paul Jackson
Place Manager

21st August 2015 **H08-0563-15**

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.