SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/0957/97 Received:09-SEP-97 Type:FULL

Name: Mr F O'Boyle
1 Station Cottage
Station Approach
Donington
Spalding Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Disused shop premises converted into two dwellings

Location : 12 Wargate Way Gosberton
Spalding Lincs

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

1 The proposed site, including the existing access, originally formed part of the curtilage to 10 Wargate Way, the main elevation of which faces directly onto the former outbuildings and which is separated from the latter by the existing shared access to the site. In the opinion of the Local Planning Authority the development would seriously affect the amenities of the adjoining dwellings because of overlooking and disturbance caused by the increased use of the shared access drive and the increased on site parking.

2 The proposed parking facilities do not meet the required standards in terms of size and the suggested turning space is too close to the parking spaces to allow vehicles to adequately manoeuvre in order to enter and leave the site in forward gear. If permitted, as shown, the proposal would lead to vehicles reversing out onto Wargate Way, where visibility is restricted due to the existing buildings, to the detriment of highway safety and the safety of pedestrians. Also, the proposal will remove existing parking facilities for no. 10 Wargate Way which could cause difficulties for vehicles using the joint driveway to the detriment of the residents.

Director of Housing and Planning Services
08-DEC-97 H08/0957/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H08/0957/97 Received:09-SEP-97 Type:FULL

Name: Mr F O'Boyle
1 Station Cottage
Station Approach
Donington
Spalding Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Disused shop premises converted into two dwellings

Location : 12 Wargate Way Gosberton
Spalding Lincs

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

1 The proposed site, including the existing access, originally formed part of the curtilage to 10 Wargate Way, the main elevation of which faces directly onto the former outbuildings and which is separated from the latter by the existing shared access to the site. In the opinion of the Local Planning Authority the development would seriously affect the amenities of the adjoining dwellings because of overlooking and disturbance caused by the increased use of the shared access drive and the increased on site parking.

2 The proposed parking facilities do not meet the required standards in terms of size and the suggested turning space is too close to the parking spaces to allow vehicles to adequately manoeuvre in order to enter and leave the site in forward gear. If permitted, as shown, the proposal would lead to vehicles reversing out onto Wargate Way, where visibility is restricted due to the existing buildings, to the detriment of highway safety and the safety of pedestrians. Also, the proposal will remove existing parking facilities for no. 10 Wargate Way which could cause difficulties for vehicles using the joint driveway to the detriment of the residents.

05-DEC-97 Checked ...

Authorised to issue (inc Delegation)...