

SALLY WALTHAM

BA (Hons) F.C.I.H.

Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

S O U T H



H O L L A N D
DISTRICT COUNCIL

**HOUSING & PLANNING
SERVICES DEPARTMENT**

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H08/1186/99

Received: 12-JAN-00

Type: OUTLINE

Name: Mrs M Martindale
23 Lowgate
Gosberton
Spalding
Lincolnshire PE11 4NL

Agent: Mrs M Martindale
23 Lowgate
Gosberton
Spalding
Lincolnshire PE11 4NL

Description: Two bedroom bungalow and garage

Location : 23 Lowgate Gosberton
Spalding Lincolnshire

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

- 1 The site is small in comparison with other residential curtilages and as a consequence the proposal would represent an overdevelopment of the site, resulting in a dwelling appearing cramped in comparison with its surrounds. The development would be detrimental to the amenities of nearby dwellings, in particular No 23 Lowgate, owing to the close proximity of the access and loss of rear garden land. The proposal is therefore contrary to policies E1 and H2 of the South Holland District Local Plan and the advice contained in Planning Policy Guidance Note No. 3 "Housing".

The determined plans are:-

Site location plan received on 12 January 2000.

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

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 710772



Director of Housing and Planning Services

03 MAR 2000

H08/1186/99

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

Reference H08/1186/99

Received: 12-JAN-00 Type: OUTLINE

Name: Mrs M Martindale
23 Lowgate
Gosberton
Spalding
Lincolnshire PE11 4NL

Agent: Mrs M Martindale
23 Lowgate
Gosberton
Spalding
Lincolnshire PE11 4NL

Description: Two bedroom bungalow and garage

Location : 23 Lowgate Gosberton
Spalding Lincolnshire

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

- 1 The site is small in comparison with other residential curtilages and as a consequence the proposal
X would represent an overdevelopment of the site, resulting in a dwelling appearing ~~unusual~~ in
comparison with its surrounds. The development would be detrimental to the amenities of nearby
X dwellings, in particular No.23 Lowgate, owing to the close proximity of the ~~residential~~ and loss of rear
garden land. The proposal is therefore contrary to policies E1 and H2 of the South Holland
X District Local Plan and the advice contained in Planning Policy Guidance Note No.3 "Housing".

The determined plans are:-

Site location plan received on 12 January 2000.

DR 2/3

Director of Housing and Planning Services
03 FEB 2000

H08/1186/99