SOUTH HOLLAND DISTRICT COUNCIL

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

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/0449/02 Received: 18-APR-02 Type: FULL

Name: Mr S Eaton
Lambleys Mill
Northons Lane
Holbeach
Spalding Lincs PE12 7PZ

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Erection of a 3 storey dwelling (plot redesign)

Location : Adj. Lambleys Mill Northons Lane
Holbeach

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

1 Existing dwellings within the immediate vicinity are predominantly single storey or cottages (including Lambleys Mill Cottage immediately to the south-east). It is the opinion of the Local Planning Authority that a dwelling of the scale and design proposed would be inharmonious and as such would be harmful to the character and appearance of the street scene. The development would therefore be contrary to South Holland District Local Plan Policies H1 and E1, both of which indicate that new development should be in scale and character with its surroundings.

2 In the opinion of the Local Planning Authority the proposed development would have a detrimental impact upon the residential amenity of Lambleys Mill Cottage in terms of overlooking at close range from a second storey bedroom window. As such, the proposal is contrary to South Holland District Local Plan Policy E1. This states that new development should maintain the amenity of neighbouring property.

The determined plans are:
Dwg. nos. 772006/2, 772006/3 & 772006/4 received 18 April 2002.

Your attention is drawn to the attached advice from the Environment Agency dated 15 May 2002.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
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Head of Planning & Development
02 JUL 2002

H09/0449/02

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.

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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H09/0449/02 Received: 18-APR-02 Type: FULL

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Spalding
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Description: Erection of a 3 storey dwelling (plot redesign)

Location : Adj. Lambleys Mill Northons Lane
Holbeach

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

1 Existing dwellings within the immediate vicinity are predominantly single storey or cottages (including Lambleys Mill Cottage immediately to the south-east). It is the opinion of the Local Planning Authority that a dwelling of the scale and design proposed would be inharmonious and as such would be harmful to the character and appearance of the street scene. The development would therefore be contrary to South Holland District Local Plan Policies H1 and E1, both of which indicate that new development should be in scale and character with its surroundings.

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The determined plans are:
Dwg. nos. 772006/2, 772006/3 & 772006/4 received 18 April 2002.

Your attention is drawn to the following attached advice from the Environment Agency dated 15 May 2002.

Director of Customer Services
24 JUN 2002

H09/0449/02

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CMS 27-602