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2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
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Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H09/0592/03

Received: 27-MAY-03

Type: FULL

Name: Mr & Mrs Stock
Elmhurst
Dog Drove
Holbeach Drove
Spalding Lincs PE12 0FA

Agent: Richard J Diggle
194 Broad Gate
Weston Hills
Spalding
Lincs PE12 6DQ

Description: Conversion of existing single storey outbuilding to family annexe

Location : Elmhurst Dog Drove
Holbeach Drove

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 proposal is tantamount to the creation of 2 self-contained dwellings in the open countryside with no physical link to the principal dwelling. Therefore, it is considered to be contrary to Policy 13 of the Lincolnshire Structure Plan and Policies H3 and H4 of the adopted South Holland District Local Plan. These indicate that new residential development should normally only be allowed in the open countryside under exceptional circumstances, for example, where there is an agricultural need. No special circumstances exist in this case. The proposal is therefore considered to be contrary to the objectives of these policies, which include the prevention of domestication of the countryside and general preservation of its character. The proposal would, if permitted, also encourage further applications of a similar nature which would then be hard to resist.
- 2 In the opinion of the Local Planning Authority the site would not represent a sustainable location for new housing development. The proposal is therefore contrary to Policy GEN1 of the First Deposit Draft of the South Holland District Local Plan. This is in accordance with advice within Planning Policy Guidance Note No.3 "Housing" and Planning Policy Guidance Note No.13 "Transport" which are geared towards concentrating new housing development within sustainable locations.
- 3 The application is contrary to Policy H4 (Conversion of Rural Buildings) of the adopted Local Plan as the Local Planning Authority has not been satisfied that every reasonable attempt has been made to secure an alternative business use for the building.



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Note(s):

The determined plans are:

1:2500 location plan, 1:500 site plan and dwg nos. 374-01 and 374-02 received 9 May 2003.

Head of Planning & Development

19 SEP 2003

H09/0592/03

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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 Holbeach Drove

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

- with no physical link to the principal dwelling*
- 2 self-contained*
- 1 In the opinion of the Local Planning Authority, the proposal is tantamount to the creation of ~~a new~~ dwellings in the open countryside. Therefore, it is considered to be contrary to Policy 13 of the Lincolnshire Structure Plan and Policies H3 and H4 of the adopted South Holland District Local Plan. These indicate that new residential development should normally only be allowed in the open countryside under exceptional circumstances, for example, where there is an agricultural need. No special circumstances exist in this case. The proposal is therefore considered to be contrary to the objectives of these policies, which include the prevention of domestication of the countryside and general preservation of its character. The proposal would, if permitted, also encourage further applications of a similar nature which would then be hard to resist.
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Director of Customer Services

10 SEP 2003

H09/0592/03

Handwritten signature and date 17/9/03