SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H09/1409/02 Received: 30-DEC-02 Type: OUTLINE

Name: Messrs E G & L B Martin
Woolbarn Yard
Boston Road
Holbeach
Spalding, Lincs.

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolition of premises and erection of three affordable dwellings.

Location : Albert Walk Holbeach

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 erection of three dwellings would constitute an over-development of the site with an unsatisfactory level of external amenity for future occupants. The proposal would also significantly affect the residential amenity of neighbouring properties in terms of general disturbance and probably overlooking at close range. The proposal is therefore considered to be contrary to Policy E1 of the South Holland District Local Plan. This policy indicates that new development should maintain the amenity of adjacent land users and residents.

2 The proposed development does not make provision for off-street parking. It is, therefore, the opinion of the Local Planning Authority that the likely increase in on-street parking, resulting from the erection of three new dwellings, would cause obstruction to vehicles and pedestrians in Albert Walk, contrary to the interests of highway safety and the amenity of existing residents. The proposal is, therefore, contrary to Policy E1 of the South Holland District Local Plan. This indicates that new development should be acceptable in terms of road safety in the surrounding area.

Note(s):

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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The determined plans are:
Site location plan and 1:50 plan received 30 December 2002.

You are advised that the Environment Agency has raised objections in the absence of a Flood Risk Assessment (FRA). In the event of an appeal against this decision, you should address this matter.

Head of Planning & Development
20 MAR 2003 H09/1409/02

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 H09/1409/02 Received: 30-DEC-02 Type: OUTLINE

Name: Messrs E G & L B Martin
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Boston Road
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Lincs PE12 7LL

Description: Demolition of premises and erection of three affordable dwellings.

Location : Albert Walk Holbeach

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

1 In the opinion of the Local Planning Authority, the erection of three dwellings would constitute an over-development of the site with an unsatisfactory level of external amenity for future occupants. The proposal would also significantly affect the residential amenity of neighbouring properties in terms of general disturbance and probably overlooking at close range. The proposal is therefore considered to be contrary to Policy E1 of the South Holland District Local Plan. This policy indicates that new development should maintain the amenity of adjacent land users and residents.

2 The proposed development does not make provision for off-street parking. It is, therefore, the opinion of the Local Planning Authority that the likely increase in on-street parking, resulting from the erection of three new dwellings, would cause obstruction to vehicles and pedestrians in Albert Walk, contrary to the interests of highway safety and the amenity of existing residents. The proposal is, therefore, contrary to Policy E1 of the South Holland District Local Plan. This indicates that new development should be acceptable in terms of road safety in the surrounding area.

Note(s):

You are advised that the Environment Agency has raised objections in the absence of a Flood Risk Assessment (FRA). In the event of an appeal against this decision, you should address this matter.

Director of Customer Services
18 MAR 2003

H09/1409/02