SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H11-1029-14 **Received:** 10th December 2014 **Type:** OUTLINE

Name: Mr & Mrs P J Wright
12 Hamilton Close
Bourne
Spalding
Lincs
PE10 9PL

Agent: Cooper Architectural Design Ltd
90 Winsover Road
Spalding
Lincolnshire
PE11 1HA

Description: Proposed residential development for a two-storey dwelling

Location : Adjacent 84 Roman Bank Long Sutton
Spalding

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

1 The proposed development would constitute a cramped and incongruous form of development that would be at odds with the character of the surrounding area. Moreover, the scale of the proposed dwelling would result in an overbearing effect, overlooking and loss of privacy in respect of existing neighbouring properties. As such, the proposal is considered contrary to Policies HS4, SG14 and SG17 of the South Holland Local Plan, 2006. These policies indicate that new development will be permitted on suitable sites in Area Centres, should make a positive contribution to the character and appearance of the locality and not cause unacceptable harm to residential amenity. They are in accordance with advice within Paragraph 17 and Sections 6 and 7 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible, having engaged with the Applicant at the pre-application stage, and by identifying matters of concern with the subsequent application and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reasons for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

The determined plans are: Flood Risk Assessment - December 2014 and Drawing Ref: 1442-01.

decision

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Paul Jackson
Planning Manager

17th February 2015 **H11-1029-14**

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.