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12a Park Road
Holbeach
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PE12 7EE

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H12-0449-16 **Date of Decision:** 6th July 2016

Applicant: Mrs C Mountain
1a Kings Street
Sutton Bridge
Spalding
Lincs
PE12 9RB

Location: Adjacent: 5 Puddingpoke Lane Lutton Spalding

Description: Proposed two-bedroom chalet bungalow and detached garage (re-submission of H12-1061-15)

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1 Although the site falls within a residential area with a mixture of house types, the proposed development would essentially relate to the adjacent property (No. 5), which is a bungalow. The proposed chalet has been set further back, to comply with South Holland Internal Drainage Board By-laws. It would also be higher and more imposing, mainly as a result of finished floor levels being 1 metre above existing ground levels to address flood risk. The characteristics of the development are such that 2.8 metre high close boarded fencing is required to prevent overlooking of neighbouring property. However, fencing of this height would be imposing and would have an adverse effect upon the living conditions and amenity of occupiers of neighbouring properties. Moreover, the proximity of the site to the rear boundary is such that its rear, including the patio area, would be significantly overshadowed by existing trees, to the detriment of the living conditions of future occupiers.

The proposal is therefore considered to be an inappropriate and incongruous form of development that would materially harm the character and appearance of the area and

amenity of neighbouring residents. It is therefore contrary to Policies SG14 and SG17 of the South Holland Local Plan, 2006. These policies are in accordance with advice within the National Planning Policy Framework, 2012. For example, Paragraph 17 indicates that planning should always seek to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 53 stresses that local planning authorities should set out policies to resist inappropriate development of residential gardens where the development would cause harm to the local area. Paragraphs 57 and 58 stress that development should be high quality, add to the overall quality of the area and respond to local character.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are:
1:2500 location plan;
Dwg. nos. 2867-15-11A, 2867-15-12A and 2867-15-13.



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.