SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13-0396-15 **Received:** 1st May 2015 **Type:** OUTLINE

Name: Castlebuild Scaffolding Ltd
Holbeach Road
Spalding
Lincs
PE12 6PL

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Residential development - Erection of bungalow

Location : Rear of 11 West Cob Gate Moulton
Spalding Lincs

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

1 The proposal is in a backland location on a former allotment garden directly to the rear of a bungalow that is under construction at 11 West Cobgate. The introduction of a new dwelling into this open undeveloped area would increase the built form and density of development across the site and significantly reduce this space. As a result the dwelling would appear as an isolated, intrusive feature that would be out of context with the established pattern of development and spacious layout of the immediate surroundings. The proposal would also materially harm the amenity of nearby residents by virtue of additional noise and disturbance, including vehicles using the private driveway.

The proposal is therefore contrary to Policies SG14 and SG17 of the South Holland Local Plan 2006. These policies require, inter alia, that the layout and design of new development should reflect its surroundings and that it should not cause material harm to residential amenity. Furthermore, the proposal is contrary to the objectives of Policy HS6 of the South Holland Local Plan to ensure that new development in villages integrates well with existing patterns of development. To permit the development contrary to the above policies would encourage further applications of a similar nature on adjoining sites which would then be difficult to resist, to the further detriment of the character of the locality. The above policies are consistent with the advice contained in the National Planning Policy Framework (NPPF) 2012. For example, paragraph 53 of the NPPF indicates that inappropriate development of residential gardens should be resisted where it causes harm to the local area. Paragraph 58 stresses that new development should

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respond to local character and reflect the identity of its surroundings.

The Local Planning Authority has acted positively and proactively in determining this application. 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 reason 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.

Note(s):

The determined plans are:
Dwg. nos. 2793-15-04, 2793-15-05 and 2793-15-06.

Paul Jackson
Planning Manager

23rd June 2015 **H13-0396-15**

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.