FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13-0498-15 **Received:** 2nd June 2015 **Type:** S73A CONTINUATION

Name: Mr and Mrs J Thorpe
The Bungalow,
Woodhouse Lane
Moulton Seas End
Spalding
PE12 6JY

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

Description: Replacement dwelling, re- application following approval of H13-0604-14 - approved under H13-0319-15. Modification of Condition 2 to allow amendments to previously approved plans.

Location : THE BUNGALOW WOODHOUSE LANE
MOULTON SEAS END SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the retention of buildings/continuation of use of land for the reason(s) set out below:

1 The original application and subsequent reapplication were approved because they constituted vernacular design suitable for a replacement dwelling in the countryside. It is considered that the side screens do not represent vernacular design and are out of keeping with the overall character of the property previously approved. Therefore the proposal does not accord with Policy HS17 of the South Holland Local Plan, 2006.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe, having engaged with the Applicant at the application stage, and by identifying matters of concern with the 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 reasonfor 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:
Dwg. nos. 2639-14-21A (Received 11th June 2015), 2639-14-01 (Received 11th June 2015) and 2639-14-20B (Received 11th June 2015).

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Paul Jackson
Planning Manager

24th July 2015 **H13-0498-15**

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.