SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

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## Town and Country Planning Act 1990

# Refusal of Planning Permission

**Reference:** H13-0588-15 **Received:** 29th June 2015 **Type:** FULL

Name: M J Beba and B L Mooney
The Maltings
Church Lane
Swineshead
Boston
PE20 3HY

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

Description: Replacement dwelling

Location : Roberts 55 Fen Gate
Moulton Chapel Spalding

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

1 The proposal fails to reflect the design of traditional vernacular buildings in the area in terms of scale, character, materials of construction and architectural detailing. As such, the proposal is contrary to the provisions of Policy HS17 of the South Holland Local Plan, 2006. This policy seeks to protect the rural landscape from the intrusion of large incongruous dwellings, which would detract from the rural character of the area. It is in general conformity with material advice contained in Section 7 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe, 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 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):

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The determined plans are:
Dwg. nos. 2794-15-01, 2794-15-02, 2794-15-03 and 2794-15-04.

**Paul Jackson**
**Planning Manager**

**30th July 2015** **H13-0588-15**

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.