SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/0600/00 Received: 11-MAY-00 Type:FULL

Name: Mrs J Wright
Shievean Gate
Moulton
Spalding
Lincolnshire

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erect one 3 bedroom bungalow with detached single garage

Location : Loop Lane Moulton
Spalding Lincolnshire

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

1 The site is located on a prominent corner close to the junction of High Road (A151) and Loop Lane. The character of the area is generally one of houses in spacious curtilages. The site's restricted size is such that the proposed bungalow would appear cramped. It will also appear incongruous due to its position significantly closer to the road than the adjoining buildings. As such it would be contrary to South Holland District Local Plan Policies E1 and H2, which require new housing development to be in keeping with the general character of the area.

2 Loop Lane is unsuitable in terms of its width and visibility provision to serve further residential development. The carriageway of Loop Lane is single track only, with no provision at the site's frontage for opposing vehicles to pass one another or for calling/delivery vehicles to wait clear of the highway. Approval of this application would, therefore, result in an unacceptable increase in the incidence of vehicles meeting in Loop Lane and having to undertake reversing manoeuvres in order to pass, and of calling/delivery vehicles obstructing the free passage of vehicles within the public highway.

3 Visibility for drivers is restricted. The hedge at the Loop Lane frontage of the site, where access is proposed to be made, is immediately adjacent to the carriageway edge. Drivers of vehicles emerging from the proposed access would not, therefore, have sufficient visibility of vehicles approaching along Loop Lane. Also, the junctions of Loop Lane and Shivean Gate with High Road (A151) have very limited visibility. Approval of this application would, therefore, result in an unacceptable increase in the risk of vehicle conflicts at both the proposed access and the Loop Lane and Shivean Gate junction with High Road, contrary to the interests of highway safety.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

The determined plans are:-
Dwg. nos. 001/00/01, 001/00/002 & 03 received on 11 May 00.

Director of Housing and Planning Services
01 AUG 2000

H13/0600/00

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. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H13/0600/00 Received: 11-MAY-00 Type: FULL

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Location : Loop Lane Moulton
Spalding Lincolnshire

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

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Director of Housing and Planning Services
31 JUL 2000

H13/0600/00

✓ 1 31/7

Returned Plans: 001/00/01, UNS 31-7-00

Dwg Nos: 001/00/002 & 03 rec'd on 11 May 00