Planning Application :- H13/1036/97

The Council strongly disapproves the granting of permission of this application for the following reasons :-

1. The site is on the back garden of No 15 Broad Lane and can only be described as back land development.

2. Any access would have to use the existing access to No 15 Broad Lane and which in itself constitutes a visibility problem for vehicles emerging from the property. Increased useage would increase the parking problems currently in existence especially during school leaving times when traffic congestion is already intolerable.

3. The proposed site overlooks the junior school to the south and the Harrox field car park and the Harrox Social Club to the north. The Council is of the opinion that this alone would create a miscellany of social problems created by noise, dust, music and the noise created by children at play.

4. The Council considers the proposed site would be grossly over developed with two houses on quite a small area. The loss of garden amenities for the residents of No 15 Broad Lane could seriously devalue the property should it ever be placed on the market.

5. The Council does not encourage backland development since it considers there is already areas of land in the parish currently with outline planning permission.

6. The Council would recommend that a site visit be arranged preferably during term time at either 8:45 a.m. or 3 p.m. when school traffic is at its peak in Broad Lane.

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13/1036/97 Received:29-SEP-97 Type:OUTLINE

Name: Mr A Harris
Chestnut Lodge
Broad Lane
Moulton
Spalding Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Erection of two dwelling houses, including siting and means of access
Location : 15 Broad Lane Moulton
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposal constitutes an undesirable form of backland development which would, if permitted, adversely affect the existing residential amenity of neighbouring properties in terms of lack of privacy and disturbance, particularly by vehicles using the private drive. The proposal could also encourage further applications of a similar nature, which would then be hard to resist.

2 The access is inadequate in both width and visibility (particularly to the north east) to serve backland development. There is inadequate room at the site entrance for two vehicles to pass. Additionally, the visibility is such that vehicles leaving the site would have to edge out into Broad Lane before having adequate vision of traffic approaching from the north east. This is detrimental to highway safety, particularly bearing in mind the close proximity to the primary school.

Director of Housing and Planning Services
02-DEC-97 H13/1036/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H13/1036/97 Received:29-SEP-97 Type:OUTLINE

Name: Mr A Harris
Chestnut Lodge
Broad Lane
Moulton
Spalding Lincs

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Erection of two dwelling houses, including siting and means of access
Location : 15 Broad Lane Moulton
Spalding Lincs

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

1 ~~Refuse permission~~.

1 In the opinion of the Local Planning authority the proposal constitues an undesirable form of backland development which would, if permitted, adversely affect the existing residential amenity of neighbouring properties in terms of lack of privacy and disturbance, particularly by vehicles using the private drive. The proposal could also encourage further applications of a similar nature, which would then be hard to resist.

2 The access is inadequate in both width and visibility (particularly to the north east) to serve backland development. There is inadequate room at the site entrance for 2 vehicles to pass. Additionally, the visibility is such that vehicles leaving the site would have to edge out into Broad Lane before having adequate vision of traffic approaching from the north east. This is detrimental to highway safety, particularly bearing in mind the close proximity to the primary school.

27-NOV-97 Checked 27/11. 1/12

Authorised to issue (inc Delegation).....1/12.