SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14-0485-15 **Received:** 28th May 2015 **Type:** FULL

Name: Monograms Rentals Ltd.
8 Bear Lane
Pinchbeck
Spalding
Lincs
PE11 3XA

Agent: Oglesby and Limb Ltd
Suites 4 and 5 Market Chambers
12 Market Place
Spalding
Lincolnshire
PE11 1SL

Description: Demolition of single-storey garage block and erection of one-and-a-half-storey dwelling

Location : Land Adjacent to 33 Knight Street
Pinchbeck Spalding

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

1 The proposed dwelling by reason of its inappropriate scale would result in an incongruous form of development. As such the proposal is contrary to the clear aims and objectives of national guidance set out in Paragraph 9 and Section 7 of the National Planning Policy Framework, 2012, and to the principle that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, enshrined therein. These aims are reflected in Policies SG14 and SG17 to the South Holland Local Plan 2006, which indicate that permission will not be granted for development which would have an unacceptable impact on the character or amenities of an area.

2 The design of the proposed dwelling would not preserve or enhance the historic character and pattern of development which characterises the Pinchbeck Conservation Area at this point. As such the proposal is contrary to the clear aims and objectives of national guidance set out in Section 12 of the National Planning Policy Framework, 2012, and to the principle that new development should make a positive contribution to local character and distinctiveness enshrined therein. That aim is reflected in Policy SG14 to the South Holland Local Plan 2006, which states that permission will not be granted for development which has an adverse impact on the character and appearance of an area.

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The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible. 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. A1062-01A, A1062-03A, Flood Risk Assessment Rev A 29.08.14, Design and Access Statement.

Paul Jackson
Place Manager

7th September 2015 **H14-0485-15**

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.