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

Housing and Planning
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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: H14/0750/00 Received: 12-JUN-00 Type: FULL

Name: Mr & Mrs A Waterfall
46 Laxton Gardens
Pinchbeck
Spalding
Lincs PE11 3PR

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Extension to house

Location : 46 Laxton Gardens Pinchbeck
Spalding Lincs

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

1 The street is characterised by detached properties which maintain clear separation between each house. The proposed extension will be positioned approximately 100mm from the boundary with the adjacent dwelling, thus filling the present gap. Owing to the extension being partly two storey, it is considered that such proximity to the boundary will appear an overdevelopment of the site when viewed from the highway. In addition, it is considered that the proposed patio door at first floor in the front elevation is an incongrous feature harming the wider amenities of this part of Laxton Gardens. It is, therefore, considered that the proposal is contrary to Policy E1 of the South Holland District Local Plan, which expresses a presumption against developments which are not consistant with the character of an area or otherwise harm visual amenity.

The determined plans are:-
Dwg no. 200523 received on 12 Jun 00.

A revised proposal which maintains the present separation with no. 44 and which removed the patio door at first floor level is more likely to be favourably received.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Director of Housing and Planning Services
04 AUG 2000

H14/0750/00

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.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H14/0750/00 Received: 12-JUN-00 Type: FULL

Name: Mr & Mrs A Waterfall
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Pinchbeck
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Lincs PE11 3PR

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Extension to house

Location : 46 Laxton Gardens Pinchbeck
Spalding Lincs

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

1 The street is characterised by detached properties which maintain clear separation between each house. The proposed extension will be positioned approximately 100mm from the boundary with the adjacent dwelling, thus filling the present gap. Owing to the extension being partly two storey, it is considered that such proximity to the boundary will appear an overdevelopment of the site when viewed from the highway. In addition, it is considered that the proposed patio door at first floor in the front elevation is an incongrous feature harming the wider amenities of this part of Laxton Gardens. It is, therefore, considered that the proposal is contrary to Policy E1 of the South Holland District Local Plan, which expresses a presumption against developments which are not consistant with the character of an area or otherwise harm visual amenity.

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Director of Housing and Planning Services
03 AUG 2000

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