SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H14/1053/01 Received: 31-AUG-01 Type: FULL

Name: Patterson Properties Ltd
Ornom House
Roman Bank
Spalding
Lincs

Agent: Cooper Architectural Design
c/o G R Merchant
Unit 4 Wrights Mews
12A Park Road Holbeach
Spalding Lincs PE12 7EE

Description: Bungalow and garage

Location : Bear Lane Pinchbeck

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

1 The proposed development sub-divides the existing curtilage to produce a plot, and a dwelling which is significantly smaller than the plot size and dwelling size of the immediate locality. It is therefore considered that the proposed development will appear cramped and out of character with the area. It is therefore contrary to Policies E1 and E2 of the South Holland District Local Plan and Policy H2A of the Interim Rural Housing Planning Statement.

2 To grant planning permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011, the housing strategy of which aims to:
a) Reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and
b) Be in accordance within with advice within Government's Planning Policy Guidance Note No. 3 (Housing).
The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

Council Offices
Priory Road
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The determined plans are:
Dwg no. 0035:01 received on 31 Aug 01.

Director of Customer Services
16 NOV 2001 H14/1053/01

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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DRAFT REFUSAL

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