FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H15/0513/96 Received:03-JUN-96 Type:OUTLINE

Name: Mr & Mrs R Bingham
The Manor House
Westhorpe Road
Gosberton
Spalding Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Two building plots

Location : Adj. 113 Main Road Quadring
Spalding Lincs

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

1 The proposed dwellings are to be accessed via the existing farm access from Water Lane. This access has inadequate visibility, to the north east, to serve the additional vehicles that would be generated by two properties. The vehicles emerging from this access would have inadequate sight of traffic approaching from the north making such a manoeuvre detrimental to highway safety. The problem is exacerbated by the close proximity of this access to the junction of Water Lane and the main road, A152.

2 In the opinion of the Local Planning Authority the development of this site as two plots, owing to its size and shape, would be an over development of the site detrimental to the amenities of this part of Quadring. In addition the proposed dwellings would have very little private garden space. The dwellings would need to be set back from the main A152 to maintain the existing development pattern in the locality, and such an arrangement would reduce the amount of land available for garden areas to an unacceptable degree.

3 In the opinion of the Local Planning Authority the amenities of the future occupants would be severely affected by the proximity and use of the shared access.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
30-JUL-96 H15/0513/96

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

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29-JUL-96 Checked PP 30/7 30/7

Authorised to issue (inc Delegation) PP 30/7

NB: Terminal date