SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-0029-15 **Received:** 5th February 2015 **Type:** OUTLINE

Name: Mr R Harman
C/O Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Description: Residential development - erection of one-and-half storey dwelling

Location : Adjacent 36 Windsor Drive Spalding

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

1 The proposed development would lead to an unacceptable impact upon the amenity of 36 Windsor Drive by virtue of loss of outlook and overshadowing of windows in the side elevation in that property.
The proposals are therefore contrary to policies HS4 and SG17 of the South Holland Local Plan 2006 and to section 7 of the National Planning Policy Framework 2012.

2 The proposed dwelling would have an unacceptable adverse impact upon the character and appearance of the area due to a cramped and contrived design exacerbated by the need to raise the property 1m from the ground to overcome flood risk issues.

The proposals are therefore contrary to policies HS4 and SG17 of the South Holland Local Plan 2006 and to section 7 of the National Planning Policy Framework 2012.

3 The site is in Flood Zone 3 where the risk of flooding is high and the proposals have failed to demonstrate how the proposed dwelling could be constructed to overcome flood risk without having a significant and adverse impact upon the character and appearance of the area.
The proposals are therefore contrary to Section 10 of the National Planning Policy Framework 2012.

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The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible by identifying and considering matters of concern with the application. However, the issues are so fundamental to the proposal that it would not have been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reasons 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. 2506-001 and 2506-002 and the Flood Risk Assessment (Prepared by SM Hemmings, dated 29th January 2015)

Paul Jackson
Planning Manager

9th April 2015 **H16-0029-15**

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.