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Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H16-0131-15 Received: 18th February 2015 Type: FULL

Name: Mrs K A Weijers
9 River Bank
Spalding
Lincs
PE11 3AA

Agent: Cooper Architectural Design Ltd
90 Winsover Road
Spalding
Lincolnshire
PE11 1HA

Description: Proposed dwelling
Location : River Bank Spalding

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

- 1 By virtue of its location and its two storey design, the proposed house would unacceptably threaten the privacy of habitable room windows within the nearby number 9 River Bank, some 8 to 9 metres distant. Furthermore, any active use of the proposed garden area including re-erection of the current "summer house" as indicated on the submitted Block Plan would have an unacceptable and un-neighbourly impact upon the character and appearance of the locality as a whole, notably including numbers 9, 10 and 11 River Bank. The proposed dwelling would therefore be contrary to the objectives of Policy SG14 of the South Holland Local Plan and Section 7 of the National Planning Policy Framework.

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible by identifying matters of concern with the application. However, the Local Planning Authority has clearly set out within its Delegated Planning report, the steps necessary to remedy the harm identified within the reason for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is content to provide pre application advice in respect of any future application for a revised development.

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):

decision

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The determined plans are:
Dwg. nos. 1415/01 and 1415/02.



Paul Jackson
Planning Manager

26th May 2015

H16-0131-15

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.