SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-0176-15 **Received:** 26th February 2015 **Type:** FULL

Name: Mr H Ahmad
Co Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

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

Description: Single storey rear extension

Location : 2 Bourne Road Spalding
Lincs

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

1 In the opinion of the Local Planning Authority the proposed development would lead to an unacceptable intensification of the retail use of the premises leading to a hazard to all users of the highway due to the lack of proper provision for customer parking and servicing facilities. This is exacerbated by the sites location adjacent to a very busy junction, bus stops and a zebra crossing.
The proposals are therefore contrary to policies SG14, SG15, SG16, SG17, SG20 of the South Holland Local Plan 2006 and to the NPPF 2012, section 7.

2 The proposals would lead to an extension being built in very close proximity to rear windows at 4 Bourne Road, Spalding leading to unacceptable loss of amenity by virtue of loss of outlook and overshadowing contrary to policies SG14, SG17 and SG20 of the South Holland Local Plan 2006 and the NPPF 2012, section 7.

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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 matters of concern with the application. However, the issues are so fundamental to the proposal that it would not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason(s) 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. 2490/001 and 2490/002.

Paul Jackson
Planning Manager

20th April 2015 **H16-0176-15**

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.