SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
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Spalding
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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-0263-15 **Received:** 18th March 2015 **Type:** FULL

Name: Mr & Mrs J Kiveris
63 Pinchbeck Road
Spalding
Lincs
PE11 1QF

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

Description: Residential development of pair of semi-detached three bedroomed houses

Location : Rear: 63 Pinchbeck Road Spalding

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

1 The proposed dwellings would represent a cramped form of backland development that would, by virtue of their siting and scale, have an adverse effect upon the wider setting of the character and appearance of the Spalding Conservation Area, as well as the future wellbeing of visually beneficial trees on adjacent land to the south of the application site. The proposal would also have a harmful effect upon the amenity of occupiers of nearby dwellings by virtue of the frequency of noise and disturbance from passing vehicles and pedestrians to residents of No. 63 Pinchbeck Road and, due to their orientation, threatening the visual privacy of private areas to the rear of No. 6 Sandstone Gardens, along with numbers 63 and 61 Pinchbeck Road.

As such the proposal is contrary to the clear aims and objectives of Policies HS6, SG14, SG17 and SG18 of the South Holland Local Plan 2006, which state that permission will not be granted for development which has an adverse impact on the character and appearance of an area and the amenity of nearby residents. These policies are in accordance with national guidance set out in Sections 7 and 12 of the National Planning Policy Framework, 2012, and to the principle that new development should make a positive contribution to local character and distinctiveness enshrined therein.

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The Local Planning Authority has acted positively and proactively in determining this application. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason 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. 1501-01A and 1501-02;
Flood Risk Assessment.

Paul Jackson
Planning Manager

6th July 2015 **H16-0263-15**

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.