SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-0284-15 **Received:** 26th March 2015 **Type:** FULL

Name: Mr S Juskevicius
51 Bourne Road
Spalding
Lincs
PE11 1JR

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

Description: Two-storey rear extension

Location : 51 BOURNE ROAD 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 physical proximity to the adjoining property and given its overall size and scale, the proposed extension is considered to constitute an unnecessarily large and overbearing form of development which would cause an unacceptable loss of light to the adjacent property, and would be considered incompatible with the residential amenities of the near neighbours.

In the context of the above, the proposal is considered to be clearly contrary to the provisions of Policies SG17 of the South Holland Local Plan 2006, which seeks to protect residential amenity, Policy SG20 which seeks to prevent development that would adversely alter the visual and architectural relationship with adjoining development, and Section 7 of the National Planning Policy Framework 2012 which seeks to encourage good design which integrates into the built environment.

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible. 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:

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

The determined plans are:
Dwg. nos. 2466-001 and 2466-002B.

Paul Jackson
Planning Manager

1st July 2015 **H16-0284-15**

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.