SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0425/96 Received:08-MAY-96 Type:OUTLINE

Name: Mr & Mrs W P Walker
23 Weston Hills Road
Low Fulney
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Erection of dwelling with garage including means of access.
Location : Land at 23 Weston Hills Road Low Fulney Spalding Lincs

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

1 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which will be contrary to Policies 5A, 6A and 7A of the Lincolnshire Structure Plan. These are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1992 (The Countryside and the Rural Economy) and are aimed at the conservation of agricultural land, the preservation of the character of the countryside and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would then be difficult to resist.

2 The proposed development would present a visually incongruous and intrusive feature in the locality - a locality characterised in residential terms by the loose knit nature of development - by reason of the relatively close proximity of the proposed dwelling to that adjoining to the east.

3 The proposed dwelling and indeed that immediately adjoining to the east (no. 23 Weston Hills Road) would be subject to an unacceptably low level of residential amenity by reason of the shared use of the access and increased levels of traffic likely to be using that access.

4 The proposal, if permitted, would lead to the intensification of use of the existing vehicular access. This access is located on a fast, open stretch of a Class II County Road where vehicles waiting to turn right into the site are a hazard to the free flow of traffic heading to Spalding. The extra dwelling will increase the number of such manoeuvres to the

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

detriment of highway safety.

5 The existing access is inadequate for two vehicles to pass, therefore vehicles meeting at the access would have to stop, wait and possibly reverse out into the Class II road to the detriment of highway safety.

Director of Housing and Planning Services
15-AUG-96 H16/0425/96

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

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SJH 9/8

07-AUG-96 Checked .....

Authorised to issue (inc Delegation)..... 12/8/96