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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-0445-15 Received: 19th May 2015

Type: FULL

Name: Mr M Ward
3 Hillary Close
Spalding
Lincs
PE11 2GG

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

Description: Two-storey rear extension and associated works

Location : 3 HILLARY CLOSE SPALDING

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

- 1 The proposed extension would, by reason of both its overall scale, massing, height and close proximity to the boundary, result in a significant impact and loss of amenity to the occupants of 4 Hillary Close to the east in terms of overlooking, overbearing and overshadowing. The proposal is therefore contrary to Policies SG17 and SG20 of the South Holland District Local Plan, 2006. These policies indicate that new development should maintain the amenity of neighbouring residents (both existing and future) and are in accordance with Section 7 "Requiring Good Design" of the National Planning Policy Framework 2012.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe and by identifying matters of concern with the application and discussing those with the Applicant. 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:

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The determined plans are:

Dwg. nos. 2531-001, 2531-002, 2531-003, 2531-004, 2531-005, 2531-006A, 2531-007, 2531-008A, 2531-009A and 2531-010.



Paul Jackson
Planning Manager

7th July 2015

H16-0445-15

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.