Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0483/03 Received: 08-MAY-03 Type: FULL

Name: D Compton
Lucksbridge Nuseries
Broadgate Drove
Cowbit
Spalding Lincs PE12 0XU

Agent: D Compton
Lucksbridge Nuseries
Broadgate Drove
Cowbit
Spalding Lincs PE12 0XU

Description: Change of use to house in multiple occupancy (Retrospective)

Location : 72 St Thomas's Road Spalding

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

1 The site is situated in a predominantly residential area characterised by Victorian dwellinghouses. The use of the property as a house in multiple occupation is considered to be detrimental to the residential amenities of other nearby dwellings as a consequence of the nature of the occupation, which gives rise to noise and disturbance caused by the occupation itself and by the comings and goings of occupants at all times of the day and night. The proposal is, therefore, contrary to the provisions of Policy E1 of the adopted South Holland District Local Plan which states, amongst other things, that applications should maintain the amenities of other land users and residents. Furthermore, it is considered that to grant permission could give rise to crime and fear of crime and as such is contrary to Section 17 of the Crime and Disorder Act 1998 which places a duty on local authorities to do all it reasonably can to prevent crime and disorder in its area.

2 Approval of this application without the provision of off-street parking beyond that which would normally be expected for a domestic residential property is likely to lead to an increase in on-street parking in an area of Spalding where there is already strong competition for the limited numbers of on-street parking spaces by existing residents. Demand for spaces is likely to exceed supply and residents may park their vehicles where they are liable to cause an obstruction or hazard to other road users,contrary to the interests of highway safety.
Approval would make similar applications in the future difficult to refuse, thereby exacerbating the problem further.

Beacon Council 2003-2004 *Supporting the Rural Economy*

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Note(s):

The determined plans are:
Site location plan (scale 1:1250), received on 8 May 2003.

Head of Planning & Development
08 JAN 2004 H16/0483/03

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. See enclosed notes relating to rights of appeal.

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H16/0483/03 Received: 08-MAY-03 Type: FULL

Name: D Compton
Lucksbridge Nuseries
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Agent: D Compton
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Spalding Lincs PE12 0XU

Description: Change of use to house in multiple occupancy

Location : 72 St Thomas's Road Spalding

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The site is situated in a predominantly residential area characterised by Victorian dwellinghouses. The use of the property as a house in multiple occupation is considered to be detrimental to the residential amenities of other nearby dwellings as a consequence of the nature of the occupation, which gives rise to noise and disturbance caused by the occupation itself and by the comings and goings of occupants at all times of the day and night. The proposal is, therefore, contrary to the provision of Policy E1 of the adopted South Holland District Local Plan which states, amongst other things, that applications should maintain the amenities of other land users and residents. Furthermore, it is considered that to grant permission could give rise to crime and fear of crime and as such is contrary to Section 17 of the Crime and Disorder Act 1998 which places a duty on local authorities to do all it reasonably can to prevent crime and disorder in its area.

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Note(s):

The determined plans are:
Site location plan (scale 1:1250), received on 8 May 2003.

Director of Customer Services
07 JAN 2004

H16/0483/03