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TOWN AND COUNTRY PLANNING ACT 1990
SECTION 73A CONTINUATION

Reference:	H16-0528-22	**Date of Decision:**	20th July 2022
Applicant:	Mr Juskevicius C/O Remway Design Ltd. Treetops The Raceground Spalding PE11 3AP		
Location:	11 Spalding Common Spalding		
Description:	Residential Development - Erection of 4 dwellings - approved under H16-0080-18. Modification of Condition 2 to allow amendments to previously approved plans.		

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1 Paragraph 135 of the National Planning Policy Framework states that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion. Policy 2 of the adopted South East Lincolnshire Local Plan (2019) states that development will be permitted provided that sustainable development considerations are met specifically in relation to size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses as well as quality of design and orientation. Policy 3 of the South East Lincolnshire Local Plan (2019) states that design which is inappropriate to the local area, or fails to maximise opportunities for improving the character and quality of an area, will not be acceptable. It goes on to state that development will ensure that residential amenity is secured and preserved.

As a result of the proposed alterations to Plots 3 and 4 to make them two-storey properties, the overall design and appearance of the development approved under

planning permission H16-0080-18 would materially diminish and result in detrimental impacts on the amenities of the neighbouring properties Juan, Spalding Common and Nos. 151 and 153 Cradge Bank. As such, the proposal is considered to contravene Policies 2 and 3 of the adopted South East Lincolnshire Local Plan (SELLP, 2019) and the guidance within the National Planning Policy Framework (NPPF, 2021) - particularly paragraph 135.

Notes:

The determined plans are:

Application Form
S1
2850 01 Rev A
2850 02 Rev G
3218 01B
3218 02A
3218 03A
3218 04A

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Phil Norman
Planning Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the

Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.