SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0638/94 Received:08-JUL-94 Type:FULL

Name: Minster General Housing Assoc
Jubilee House
92 Lincoln Road
Peterborough
PE1 2SN

Agent: Richard Galey & Partners
The Old School
Loughborough Road
Leicester

Description: Conversion of existing first floor accommodation from one flat to two bedsits
Location : 28 Winsover Road Spalding
Lincs

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

1 The proposal, if permitted, would double the number of residential units above the existing shop on Winsover Road, the Class 1 County Road A151. This could therefore increase the number of vehicles generated by this property which will either:-
(a) Intensify the use of Glen Avenue which is an unmade private street serving 7 cottages, 2 commercial garages and the rear of seven properties fronting Winsover Road. Access is very difficult due to parked vehicles and visibility is restricted. Any intensification of vehicular traffic on this access would therefore be detrimental to highway safety and the existing users ofthis road, or
(b) Park on the Class I County Road, A151 to the detriment of highway safety and the inconvenience of other property owners.

If permitted, it would be difficult to resist any similar conversions of neighbouring properties which would exacerbate the existing problems.

Director of Planning and Building Control Services
08-SEP-94 H16/0638/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H16/0638/94 Received:08-JUL-94 Type:FULL

Name: Minster General Housing Assoc
Jubilee House
92 Lincoln Road
Peterborough
PE1 2SN

Agent: Richard Galey & Partners
The Old School
Loughborough Road
Leicester

Description: Conversion of existing first floor accommodation from one flat to two bedsits
Location : 28 Winsover Road Spalding
Lincs

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

1 The proposal, if permitted, would double the number of residential units above the existing shop on Winsover Road, the Class 1 County Road A151. This could therefore increase the number of vehicles generated by this property which will either:-
(a) Intensify the use of Glen Avenue which is an unmade private street serving 7 cottages, 2 commercial garages and the rear of seven properties fronting Winsover Road. Access is very difficult due to parked vehicles and visibility is restricted. Any intensification of vehicular traffic on this access would therefore be detrimental to highway safety and the existing users ofthis road, or
(b) Park on the Class I County Road, A151 to the detriment of highway safety and the inconvenience of other property owners.

If permitted, it would be difficult to resist any similar conversions of neighbouring properties which would exacerbate the existing problems.

06-SEP-94 AD check.....

Authorised to issue (inc Delegation)...M.M... 5/9