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Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H16-0687-15 Received: 28th July 2015

Type: FULL

Name: Mr & Mrs M Woodcock
Drallam
Swindlers Drove
Spalding
Lincolnshire
PE12 6BS

Agent: G R Merchant Ltd
Unit 4 - Wrights Mews
12a Park Road
Holbeach
Spalding
PE12 7EE

Description: Extension and alterations

Location : DRALLAM SWINDLERS DROVE
SPALDING

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

- 1 In the opinion of the Local Planning Authority the proposed development, by virtue of its scale and appearance, constitute a discordant form of development that would be detrimental to the character of the existing dwelling.

The proposal is therefore contrary to Policy SG20 of the South Holland Local Plan, 2006 and advice within Section 7 of the National Planning Policy Framework, 2012. Policy SG20 stipulates that extensions / alterations should not detract from the character of appearance of a building or local area. The policy also stipulates that extensions to buildings outside of defined settlement limits should be subservient to the host property. Paragraphs 57, 58 and 64 of the NPPF stipulate that planning decisions should aim to ensure that developments are high quality and respond to local character.

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The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe, having engaged with the Applicant at the pre-application stage, and by identifying matters of concern with the subsequent 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 reasons 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(s):

The determined plans are:
Dwg. nos. 2729-14-01, 2729-14-02, 2729-14-03, 2729-14-04, 2729-14-05 and Planning, Design & Access Statement (Received July 2015).



Paul Jackson
Place Manager

9th September 2015

H16-0687-15

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.