

Council Offices
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PE11 2XE

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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-0716-14 **Received:** 29th October 2014 **Type:** FULL

Name:	Seagate Homes Ltd	Agent: Mr Julian Warrick
	Seagate Hall	8 Beech Grove
	Vicarage Lane	Donington
	Long Sutton	Spalding
	Spalding	Lincs
	Lincs	PE11 4XQ
	PE12 9AF	

Description: Proposed residential development for 14 dwellings

Location : 34 Little London Spalding

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

- 1 That, contrary to the recommendation of the Planning Manager, the application be refused for reasons relating to inappropriate density, poor residential amenity, the impact on residents from the form of design and inadequate parking standards contrary to Policies SG14, SG15, SG16, and SG17 and Section 7 of the National Planning Policy Framework.

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. 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.

The Local Planning Authority is willing to provide further pre-application advice in respect of any future application for a revised development.

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. J016-PL01A, J016-PL02, J016-PL03, J016-PL04A, 4796-1 and Flood Risk Assessment (prepared by Geoff Beel Consultancy, dated June 2014).

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Paul Jackson
Planning Manager

17th February 2015

H16-0716-14

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.