The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

S.H.D.C. PLANNING DEPT.
RECEIVED
27 JAN 1993

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John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
SPALDING
Lincs
PE11 1QF

Your Ref:
JDL/EE/1161
Our Ref:
T/APP/A2525/A/92/213345/P2

Date:
25 JAN 93

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR E ANDREW
APPLICATION NO: H16/0733/92

1. I have been appointed by the Secretary of State for the Environment to determine your client's appeal against the decision of the South Holland District Council to refuse planning permission for a pair of dwellings on a plot adjacent to The Chestnuts, Horseshoe Road, Spalding. I have considered your written representations and those made by the Council. I inspected the site and its surroundings on 19 January 1993.

2. The appeal site is located outside the main built-up area of Spalding within a flat agricultural landscape which is interrupted by small pockets of scattered ribbon development. It is situated between a bungalow and 2 detached houses, which appear to be of modern origin. The plot received outline planning permission in 1990 for the erection of a single dwelling to replace 2 outworn bungalows which were subsequently demolished in January 1992.

3. The history of the site is a material consideration in the light of the general objection to development in the countryside as set out in the Lincolnshire Structure Plan (Alteration No. 1) and the Spalding and Pinchbeck Local Plan.

4. Against this background I consider that the main issue for me to decide is the impact of the proposal on the character and appearance of the locality.

5. Despite the variety in the development along Horseshoe Road, I saw at my site visit that the dwellings adjacent to the appeal site are located within generous and well-landscaped plots. This creates a spacious character and reflects the overall rural setting.

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6. By contrast the proposed semi-detached dwellings would have a considerably narrower road frontage than their immediate neighbours, and minimal separation from the side boundaries of the plot. In my opinion this layout would appear cramped and cause serious damage to the countryside scene.

7. Looking at the design of the houses, I consider that the resultant bulk and mass of the steeply sloping roofs would be unduly dominant. The overall height of the buildings would in turn appear imposing and out of character with the considerably more modest scale of neighbouring dwellings. Notwithstanding the roadside avenue of mature horse chestnut trees, the plot is open to extensive views from East Road across a large field. As such the proposal would be neither well-related to its immediate setting nor the sensitive wider fenland landscape.

8. I have taken full account of the location of the original dwellings within the plot and how they occupied most of its frontage. However, on balance, I consider that the combination of the circumstances that I have identified confirm that the proposal would cause serious harm to the character and appearance of the locality. This justifiable reason to dismiss the appeal is reinforced by the aim of national planning policy guidance in PPG1 to ensure that new development respects its surroundings.

9. I am satisfied that the proposal would not result in the loss of productive agricultural land, and the impact on the economic provision of services would be minimal. I have also noted your comments about the Council's handling of the application. However, the appeal falls to be considered in the light of their decision as opposed to administrative procedures. From my consideration of these, and all other matters raised, I find nothing of sufficient weight to change my decision.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss your client's appeal.

I am Gentlemen
Your obedient Servant

David M H Rose

DAVID M H ROSE BA(Hons) MRTPI
Inspector

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0733/92 Received:06-JUL-92 Type:FULL

Name: Mr E Andrew
The Chestnuts
Horseshoe Road
Spalding
Lincs

Agent: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs
PE11 1QF

Description: Pair of dwellings

Location : Plot adjacent The Chestnuts
Horseshoe 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 outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 7a of the Lincolnshire Structure Plan and Policy R3 of the Spalding and Pincheck Local Plan 1985. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note 7, 1992 (The Countryside and the Rural Economy), and are aimed at the conservation of agricultural land, the preservation of the character of the countryside, and the economic provision of services. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would form a precedent for further similar proposals which would be difficult to resist.

2 In the opinion of the Local Planning Authority the submitted details by way of the design, shape and bulk of the proposed dwellings would be out of character in this low density, rural area of detached dwellings.

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)

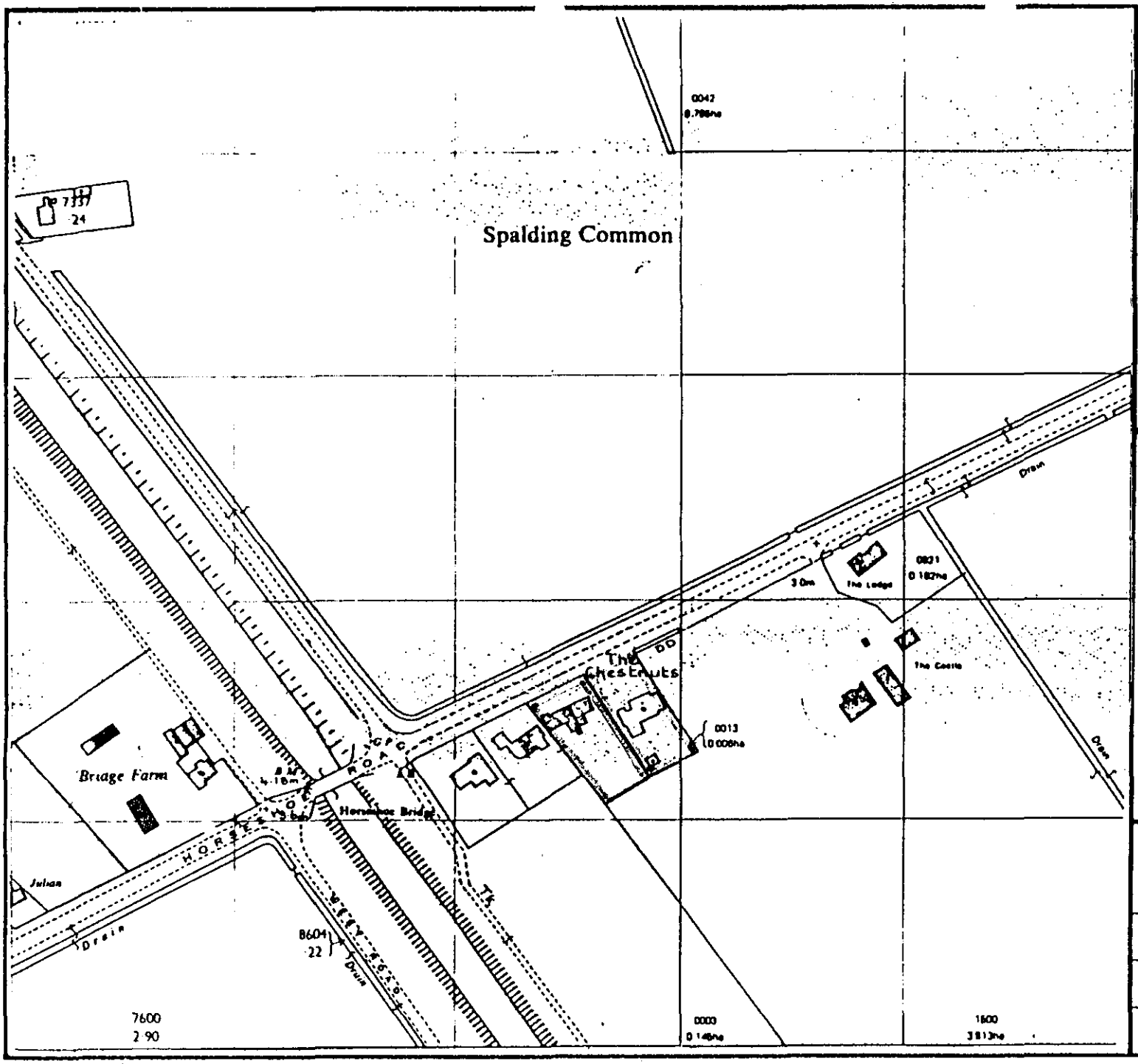
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
11-SEP-92 H16/0733/92

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)



SOUTH HOLLAND
DISTRICT COUNCIL
PLANNING DEPARTMENT

APPEAL BY
MR. E. ANDREW

Appeal Site

Other Land in Ownership

B. SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER

PRIORY ROAD, SPALDING.

SCALE 1:2500

DATE OCT. '92

PLAN 'A'

N

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