SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0771/00 Received: 19-JUN-00 Type: FULL

Name: Mr D Masara
Ashwood Nursing Home
Spalding Common
Spalding
Lincs

Agent: Baxter & King
Squirrels Lodge
Hard's Lane
Frognall, Deeping St James
Peterborough PE6 8RP

Description: Proposed extensions

Location : Ashwood Nursing Home Spalding Common
Spalding Lincs

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

1 The proposed extension will be located forward of the main body of the nursing home and reduces the landscaped setting of the existing buildings. By reason of its size and position, the development will be prominent in the street scene and appear an overdevelopment of the site. The proposal is therefore contrary to Policy E1 of the South Holland District Local Plan which expresses a presumption against development which is not in keeping with the general character of an area or which harms visual amenity.

The determined plans are:-
1:2500 site location and 1:500 site plan, dwg. nos. BE3672 000 3A, MB/SA/101, MB/SA/100, 58400/101 and proposed bathroom conversion (existing) and (proposed) received on 19 Jun 00.

The elevational drawings are incorrect. This has not been reflected in the reason for refusal as sufficient information is available to form the Local Planning Authority's response.

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
04 AUG 2000

H16/0771/00

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. See enclosed notes relating to rights of appeal.

To GS for signature

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H16/0771/00 Received: 19-JUN-00 Type: FULL

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Lincs

Agent: Baxter & King
Squirrels Lodge
Hard's Lane
Frognall, Deeping St James
Peterborough PE6 8RP

Description: Proposed extensions

Location : Ashwood Nursing Home Spalding Common
Spalding Lincs

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

1 The proposed extension will be located forward of the main body of the nursing home and reduces the landscaped setting of the existing buildings. By reason of ~~the~~ its size and position, the development will be prominent in the street scene and appear an overdevelopment of the site. The proposal is therefore contrary to Policy E1 of the South Holland District Local Plan which expresses a presumption against development which is not in keeping with the general character of an area or which harms visual amenity.

~~In addition, the elevational drawings are incorrect.~~

The determined plans are:-
1:2500 site location and 1:500 site plan, dwg. nos. BE3672 000 3A, MB/SA/101, MB/SA/100, 58400/101 and proposed bathroom conversion (existing) and (proposed) received on 19 Jun 00.

Note: The elevational drawings are incorrect. This has not been reflected in the reason for refusal as sufficient information is available to form the L-P-A's response.

Director of Housing and Planning Services
26 JUL 2000

H16/0771/00

SALLY WALTHAM
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Services Department,
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Amend + back to G.S

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT REFUSAL

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Description: Proposed extensions

Location : Ashwood Nursing Home Spalding Common
Spalding Lincs

will be located forward of the main body of the Nursing Home and

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

1 The proposed extension reduces the ~~distance between the front elevation of the building and the footpath from 14 metres to 5 metres.~~ By reason of its size and position, it is considered that the development will be prominent in the street scene and appear an overdevelopment of the site. The proposal is therefore contrary to Policy E1 of the South Holland District Local Plan, which expresses a presumption against development which is not in keeping with the general character of an area or which harms the visual amenity. In addition the elevational drawings are incorrect.

landscaped setting of the existing buildings.

over-

The determined plans are:- 58400/101

1:2500 site location and 1:500 site plan, dwg. nos. BE3672 000 3A, MB/SA/101, MB/SA/100/and proposed bathroom conversion (existing) and (proposed) received on 19 Jun 00.

Director of Housing and Planning Services
26 JUL 2000

H16/0771/00

SN12 ? — No - Refusal

Plan on File/ 58400/101 not numbered as the determined plan?