SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16-1008-14 **Received:** 5th December 2014 **Type:** FULL

Name: Mr S Neal
65 St Thomas Road
Spalding
Lincs
PE11 2XT

Agent: Mr Julian Warrick
8 Beech Grove
Donington
Spalding
Lincolnshire
PE114XQ

Description: Proposed two storey rear extension and alterations

Location : 65 ST THOMAS ROAD 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 extension does not achieve the high quality of design necessary to preserve or enhance the character and appearance of the conservation area. As such it would be contrary to national guidance set out in Section 12 of the National Planning Policy Framework 2012.

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible and by identifying matters of concern with the 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 reason 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 details are: Dwg No; JO28-PL01, JO28-PL02, JO28-PL03 and Heritage Impact Statement (ref JO28-HIA)

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Paul Jackson
Planning Manager

22nd April 2015 **H16-1008-14**

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.