SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/1154/02 Received: 22-OCT-02 Type: FULL

Name: Mr & Mrs Turner
154 Pinchbeck Road
Spalding
Lincs
PE11 1QN

Agent: Mark Dennis
Architectural Services
32 Primrose Crescent
Pinchbeck
Spalding Lincs. PE11 3RT

Description: Demolish dwellings (Nos 154 & 156) and erect replacement detached dwelling with garages

Location : Land rear of 154 & 156 Pinchbeck Road Spalding

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

1 The proposal is to demolish the two semi-detached cottages to build one large dwelling on an enlarged plot. The site has planning permission for one dwelling, whilst retaining the two cottages. The development therefore represents the loss of two dwellings within the development boundary for Spalding. Planning Policy Guidance Note No.3 'Housing' requires local authorities to make the best use of urban land by developing at appropriate densities. It is therefore considered that the proposed development is contrary to the aims of Plannong Policy Guilding Note No.3 'Housing'.

The determined plans are:
Dwg nos. 02.020/01, /02 & /03 received 22 October 2002.

The Environment Agency has objected to the proposal given the absence of a flood risk assessment under the provisions of Planning Policy Guidance Note No. 25 "Development and Flood Risk", July 2001. In the event that you wish to take the proposal further or re-submit a similar application you are advised to carry out such an assessment. If you require further advice on this matter please contact the Environment Agency (Mr Mike Braithwaite tel: 01522 785896).

Council Offices
Friory Road
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Lincolnshire
PE11 2XE

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Fax: (01775) 711253
Email: Info@sholland.gov.uk

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Head of Planning & Development
20 DEC 2002

H16/1154/02

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.

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Town and Country Planning Act etc

DRAFT REFUSAL

Reference H16/1154/02 Received: 22-OCT-02 Type: FULL

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Agent: Mark Dennis
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32 Primrose Crescent
Pinchbeck
Spalding Lincs. PE11 3RT

Description: Demolish dwellings (Nos 154 & 156) and erect replacement detached dwelling with garages

Location : Land rear of 154 & 156 Pinchbeck Road Spalding

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

The site

1 The proposal is to demolish the two semi-detached cottages to build one large dwelling as an enlarged plot, ~~which~~ has planning permission for one dwelling whilst retaining the two cottages. The development therefore represents the loss of two dwellings within the development boundary for Spalding. PPG3 "Housing" requires local authorities to make the best use of urban land by developing at appropriate densities. It is therefore considered that the proposed development is contrary to the aims of PPG3 "Housing".

The determined plans are:
Dwg nos. 02.020/01, /02 & /03 received 22 October 2002.

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Director of Customer Services
11 DEC 2002

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