SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Refusal of Planning Permission

Reference: H16/1209/94 Received:21-DEC-94 Type:FULL

Name: Mr P C Arnold
Monks House
Bourne Road
Spalding
Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Erection of 4 bedroomed house with integral garage

Location : Monks House Lane 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 plot is significantly smaller in both width and length than other plots surrounding the site and would therefore in the opinion of the Local Planning Authority appear cramped and out of character.

2 Except for the provision of a 3.3 metre high leylandii hedge, the plot would be overlooked at a distance of 7 metres by 3 windows serving a dressing room and two bedrooms, which would demonstrably harm the privacy and residential amenities of the proposed dwelling. This exemplifies the unsuitability of the site for development. In addition, the hedge would shade the house and garden to the north from southerly light to the detriment of its residential amenities.

Director of Planning and Building Control Services
22-FEB-95 H16/1209/94

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)

Town and Country Planning Act etc

## DRAFT REFUSAL

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17-FEB-95 AD check.....N.22/2.

Authorised to issue (inc Delegation).....AC.....