FILE COPY

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: H16/1406/01 Received: 17-APR-02 Type: FULL

Name: Mr and Mrs Howes
41 Cowbit Road
Spalding
Lincs
PE11 2RG

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

Description: Demolition of existing dwelling and erection of new dwelling, garage and associated bedsit

Location : 41 Cowbit 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 located on an important river frontage largely characterised by two storey development with wide detached or semi-detached front elevations. By comparison with other properties the proposal would be relatively narrow and tall and would therefore be out of character with the general character of the area through its style and design. In addition it would result in significant overlooking of adjacent properties from windows in the side and rear elevations of the dwelling and in the bedsit over the double garage. It is therefore considered that the proposal is contrary to Policy E1 of the South Holland District Local Plan, which requires, amongst other things, for development to be in keeping with the general character of the area in which it is situated and maintain the amenities of adjacent residents.

The determined plans are:
Dwg. nos. 1530/AB1, AB2 & AB3 received 10 December 2001.
Flood Risk Assessment received 11 April 2002.
Dwg. no. DEM/1 received 17 April 2002.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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

Head of Planning & Development

27 JUN 2002 H16/1406/01

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.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H16/1406/01 Received: 17-APR-02 Type: FULL

Name: Mr and Mrs Howes
41 Cowbit Road
Spalding
Lincs
PE11 2RG

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

Description: Demolition of existing dwelling and erection of new dwelling, garage and associated bedsit

Location : 41 Cowbit Road Spalding

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

1 The site is located on an important river frontage ~~which is~~ characterised by two storey development with wide detached or semi-detached front elevations. ~~One large tall dwelling is set back and located in its own extensive grounds.~~ ~~The proposal is~~ relatively narrow and tall and ~~will~~ therefore ~~look~~ out of character with the general character of the area through its style and design. In addition it ~~will~~ result in significant overlooking of adjacent properties from windows in the side and rear elevations of the dwelling and in the bedsit over the double garage. It is therefore considered that the proposal is contrary to Policy E1 of the South Holland District Local Plan.

The determined plans are:
Dwg. nos. 1530/AB1, AB2 & AB3 received 10 December 2001.
Flood Risk Assessment received 11 April 2002.
Dwg. no. DEM/1 received 17 April 2002.

Director of Customer Services
24 JUN 2002

H16/1406/01