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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H17/0538/00 Received: 28-APR-00 Type: FULL

Name: Mr R Holland
1 Grampian Mobile Homes
Skene
Westhills
Aberdeenshire AB32 6TJ

Agent: Mr R Holland
1 Grampian Mobile Homes
Skene
Westhills
Aberdeenshire AB32 6TJ

Description: Erect one replacement bungalow

Location : 37 Surfleet Reservoir Surfleet
Spalding Lincs

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

1 The plot is located close to the river and those chalets positioned a similar distance from the river have in recent years experienced flooding on a regular basis. This part of the River Glen is a flood plain or flood storage area and the area is liable to continued flooding. No off site measures to address broader flood prevention needs accompany the application. The proposal is, therefore, contrary to Policy E14 of the South Holland District Local Plan, which expresses a presumption against proposals which are unable to achieve effective protection from flooding.

The site is outside the development boundary for Surfleet Seas End, where it is the usual policy of the Local Planning Authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connnection with agriculture. Whilst the Local Planning Authority has previously accepted replacement dwellings in this area, they have only been in the main transient structures constructed of timber reflecting the character of the area. The present proposal is constructed of permanent materials and is thereby contrary to the character of the area. There are, therefore, no special circumstances warranting an exception to the aforementioned policy, and the proposal falls contrary to Policy H3 of the South Holland District Local Plan, which is aimed, in part, at the preservation of the character of the countryside.

The proposed bungalow will be constructed of red brick which it is considered will result in the building being out of character with the chalet buildings located on the banks of the River Glen, which are constructed of timber panels, boards or plastic equivalents, which nevertheless give a 'temporary' appearance. The brick walls will provide a 'permanent' appearance. In addition, the proposed chalet will be positioned on the boundary of the plot with 4 windows looking directly at the adjacent plot. The proposal is thereby contrary to Policy E1 of the South Holland District

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Local Plan, which requires new development to be in keeping with the general character of the area and to retain the amenities of other adjacent land users.

The determined plans are:-
Plans received on 28 Apr 00.

Director of Housing and Planning Services
04 AUG 2000

H17/0538/00

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.

Town and Country Planning Act etc

DRAFT REFUSAL

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3. The proposed bungalow will be constructed of red brick which it is considered will result in the building being out of character with the chalet buildings located on the banks of the River Glen, which are constructed of timber panels, boards or plastic equivalents, which nevertheless give a 'temporary' appearance. The brick walls will provide a 'permanent' appearance. In addition, the proposed chalet will be positioned on the boundary of the plot with 4 windows looking directly at the adjacent plot. The proposal is thereby contrary to Policy E1 of the South Holland District

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P 4/8
SS 4/8

Director of Housing and Planning Services
04 AUG 2000

H17/0538/00