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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: H18/0706/02 Received: 01-JUL-02 Type: FULL

Name: P A Clery
Curlew Court
Guys Head Road
Sutton Bridge
Spalding Lincs PE12 9QQ

Agent: P A Clery
Curlew Court
Guys Head Road
Sutton Bridge
Spalding Lincs PE12 9QQ

Description: Conversion of outbuildings to dwelling

Location : Curlew Court Guys Head Road
Sutton Bridge

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

1 The proposal is for permanent residential development on a site which in the Council's opinion is not a sustainable location for housing. The proposal would thereby be contrary to national policy guidance on sustainable patterns of development, in particular that in Planning Policy Guidance Note No. 3 "Housing" and to the aims of policies in the South Holland District Local Plan (1998) and in the emerging Lincolnshire Structure Plan, which seek to concentrate new housing development in urban areas and achieve a more sustainable pattern of development. The granting of permission for the development proposed would be harmful to the purpose of these policies, because as well as its individual effect on these issues, it would encourage further similar proposals which would then be hard to resist.

2 Furthermore, the proposal would also be contrary to housing policies within the First Deposit Draft of the South Holland District Local Plan to 2011 which aim to:
- reduce the present over-supply of housing land to be more in line with policies within the emerging Lincolnshire Structure Plan to 2011
- be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 (Housing), which seeks to concentrate new housing development in sustainable locations. To approve this proposal would have a significantly cumulative effect on the scale and location of housing that would prejudice the outcome of the Local Plan review process and the ability of the

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Local Planning Authority to deliver a sustainable pattern of development in South Holland.

3 The site is outside the confines of a settlement in an area of open countryside where it is the policy of the Local Planning Authority to permit additional residential development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 13 of the Lincolnshire Structure Plan and South Holland District Local Plan Policy H3.

4 In the opinion of the Local Planning Authority the layout of the proposed dwelling is such that its occupation as an independent dwelling would have an adverse effect upon the residential amenity of occupiers of "Curlew Court" in terms of overlooking and general disturbance. Consequently, the proposal is contrary to South Holland District Local Plan Policy E1, which indicates that new development should maintain the residential amenity of neighbouring property.

The determined plans are:
1:500 plan and Dwg. no. "Curlew/02" (dated 14 July 2001) received 18 June 2002.
1:2500 plan received 1 July 2002.

**Head of Planning & Development**
**16 AUG 2002** H18/0706/02

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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To approve this proposal would have a significantly cumulative effect on the scale and location of housing that would prejudice the outcome of the Local Plan review process and the ability of the local planning authority to deliver a sustainable pattern of development in ~~accordance with the guidance~~ in ~~PPG 3 and PPG 7~~.

**Town and Country Planning Act etc**

# DRAFT REFUSAL

Reference H18/0706/02 Received: 01-JUL-02 Type: FULL

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Curlew Court
Guys Head Road
Sutton Bridge
Spalding Lincs PE12 9QQ

Agent: P A Clery
Curlew Court
Guys Head Road
Sutton Bridge
Spalding Lincs PE12 9QQ

Description: Conversion of outbuildings to dwelling

Location : Curlew Court Guys Head Road
Sutton Bridge

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

1 The proposal is for permanent residential development on a site which in the Council's opinion is not a sustainable location for housing. The proposal would thereby be contrary to national policy guidance on sustainable patterns of development, in particular that in Planning Policy Guidance Note No. 3 "Housing" and to the aims of policies in the South Holland District Local Plan (1998) and in the emerging Lincolnshire Structure Plan, which seek to concentrate new housing development in urban areas and achieve a more sustainable pattern of development. The granting of permission for the development proposed would be harmful to the purpose of these policies, because as well as its individual effect on these issues, it would encourage further similar proposals which would then be hard to resist.

2 The proposal ~~is~~ contrary to housing policies within the First Deposit Draft of the South Holland District Local Plan to 2011 which aim to:
- reduce the present over-supply of housing land to be more in line with policies within the emerging Lincolnshire Structure Plan to 2011
- be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 (Housing), which seeks to concentrate new housing development in sustainable locations ~~such as~~ urban area~~s~~. ~~The proposal would, if permitted, be contrary to those aims and would create a precedent for other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those a~~ims.

3 The site is ~~outside~~ the confines of a settlement ~~in an area of open countryside where~~ it is the policy of the Local Planning Authority to permit additional residential development only in exceptional

cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the Local Planning Authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 13 of the Lincolnshire Structure Plan and South Holland District Local Plan Policy H3. These policies are in accordance with national planning policies as set out in Planning Policy Guidance Note No. 7, 1997 (The Countryside - Environmental Quality and Economic and Social Development), and are aimed at preserving the character of the countryside and preventing further domestication. In the opinion of the Local Planning Authority the granting of permission for the development as proposed would be harmful to the purposes of these policies, because as well as its individual effect on these issues, it would encourage further similar proposals which would be difficult to resist.

4 In the opinion of the Local Planning Authority the layout of the proposed dwelling is such that its occupation as an independent dwelling would have an adverse effect upon the residential amenity of occupiers of "Curlew Court" in terms of overlooking and general disturbance. Consequently, the proposal is contrary to South Holland District Local Plan Policy E1, which indicates that new development should maintain the residential amenity of neighbouring property.

The determined plans are:
1:500 plan and dwg. No. "Curlew/02" (dated 14 July 2001) received 18 June 2002.
1:2500 plan received 1 July 2002.

**Director of Customer Services**
**13 AUG 2002**

H18/0706/02