

Hayward McMullan Architects Ltd.
67 Burton Road
Melton Mowbray
Leics
LE13 1DL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764725
DC Officers 01775 764703

planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

Reference:	H18-0803-24	Date of Decision:	3rd December 2024
Applicant:	Mr L Petts 186 Bridge Road Sutton Bridge Spalding Lincolnshire PE12 9SF		
Location:	186 Bridge Road Sutton Bridge Spalding		
Description:	Demolition of Existing Buildings & Erection of Two Single Dwellings & Four Apartments		

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

- 1 The proposed development would comprise an overdevelopment of the site, resulting in a cramped appearance that would be out of keeping with the character of the area. The proposed development does not respond positively to the character of the area, nor would it integrate well with the site surroundings. The development would comprise an inappropriate form of backland development.

As such, the proposed development would fail to conform to guidance set out within the National Design Guide, the National Planning Policy Framework (NPPF) (December 2023), and the South East Lincolnshire Local Plan (the Local Plan) (2019). The proposed development is therefore considered to have an unacceptable impact upon the character of the area and is therefore contrary to Policies 1, 2 and 3 of the Local Plan and Section 12 of the NPPF.

- 2 The proposed development would not provide sufficient external amenity space for future occupants, resulting in a poor standard of living. The development would also be harmful to the amenity of future occupants by virtue of overlooking as insufficient separation

distances are proposed, and overshadowing due to the proposed siting and scale of the development.

As such, the proposed development would fail to conform to guidance set out within the National Design Guide, the National Planning Policy Framework (NPPF) (December 2023), and the South East Lincolnshire Local Plan (the Local Plan) (2019). The proposed development is therefore considered to have an unacceptable impact upon the character of the area and is thus contrary to Policies 1, 2 and 3 of the Local Plan and Section 12 of the NPPF.

- 3 The proposed development would be unacceptable in terms of highway safety as not enough parking spaces are proposed. The shortfall in parking provision would put greater pressure on future occupants to park on the surrounding streets and this could pose a risk in terms of highway safety, particularly along Bridge Road. Furthermore, the proposed access is not wide enough to accommodate the proposed number of vehicles. There would therefore be insufficient room for vehicles to pass one another and this would be unacceptable in terms of highway safety.

The proposed development is therefore considered to have an unacceptable impact in terms of highway safety and is therefore contrary to Policies 2, 3 and 36 of the South East Lincolnshire Local Plan (the Local Plan) (2019) and Paragraph 115 of the National Planning Policy Framework (NPPF) (December 2023).

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The determined plans are:

PL100
PL101
PL102
PL103
PL104
PL105
PL106
PL107
A001A
A002
A003A
ECL1333/HAYWARD MCMULLAN ARCHITECTS

Design and Access Statement
Preliminary Ecological Appraisal
Biodiversity Net Gain Assessment Report
Statutory Biodiversity Metric - Appendix B
Statutory Biodiversity Metric



Phil Norman
Assistant Director - Planning and Strategic Infrastructure
South Holland District Council

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

<https://www.gov.uk/appeal-householder-planning-decision>

<https://www.gov.uk/appeal-planning-decision>

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planning-inspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**.

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR the **timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in

giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under the order.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.