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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H18-1089-14 **Received:** 6th January 2015

Type: FULL

Name: K J Plastering Ltd.
32 Bridge Road
Sutton Bridge
Spalding
Lincs
PE12 9UA

Agent: Affordable Design Solutions Ltd.
Anglia House
Hamburg Way
North Lynn Industrial Estate
Kings Lynn
PE30 2ND

Description: Change of use from ground floor office into one bedroom flat

Location : 32 Bridge Road Sutton Bridge
Spalding

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

- 1 The proposal fails to show how the development would comply with the National Planning Policy Framework by demonstrating that the development is safe over the lifetime of the property. When seen in the context of the Environment Agency's Coastal Hazard Mapping the proposal fails to meet the requested minimum mitigation measures. In this instance the Environment Agency request a minimum of two storeys. As the proposal is entirely at ground floor level, should a flood event occur the proposal would offer no safe refuge for the occupants. The development is, therefore, considered to be unsafe on flood risk grounds and is contrary to guidance contained in Section 10 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe, having engaged with the Applicant by identifying matters of concern with the application and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

The determined plans are: ADS/037/PL01

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Paul Jackson
Planning Manager
17th February 2015

H18-1089-14

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.