SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H19/0228/98 Received:09-MAR-98 Type:FULL

Name: Redmay Developments Ltd
Redmay Lodge
311 Broadgate
Sutton St Edmund
Spalding Lincs PE12 0LR

Agent: Redmay Developments Ltd
Redmay Lodge
311 Broadgate
Sutton St Edmund
Spalding Lincs PE12 0LR

Description: Erection of four bedroom house

Location : South of Redmay Lodge 311 Broadgate
Sutton St Edmund Spalding

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

1 The majority of existing development in the immediate locality along the western side of Broadgate Road consists of well spaced dwellings on relatively large plots. The proposed dwelling would take up the majority of the plot width and would consequently result in a form of development that would be incongruous and out of character with the more loose knit character of the rural locality. As such it would be contrary to the provisions of Policy 5A of the Structure Plan and Policy H2 of the Deposit Draft District Local Plan, which seek to ensure that new residential development is sympathetic and in character with that existing. The proposed development is also contrary to the Lincolnshire Design Guide which seeks to improve the quality of new residential development.

2 The proposal would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenities of future occupiers would be adversely affected by the proximity of the site to an established working farm.

3 The proposed turning space as shown would not allow vehicles to adequately enter and leave the site in forward gear. This would lead to vehicles reversing out onto this fast stretch of County road, to the detriment of highway safety.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Housing and Planning Services
07-MAY-98 H19/0228/98

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT REFUSAL

Reference: H19/0228/98 Received:09-MAR-98 Type:FULL

Name: Redmay Developments Ltd
Redmay Lodge
311 Broadgate
Sutton St Edmund
Spalding Lincs PE12 0LR

Agent: Redmay Developments Ltd
Redmay Lodge
311 Broadgate
Sutton St Edmund
Spalding Lincs PE12 0LR

Description: Erection of four bedroom house

Location : South of Redmay Lodge 311 Broadgate
Sutton St Edmund Spalding

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

1 The majority of existing development in the immediate locality along the western side of Broadgate Road consists of well spaced dwellings on relatively large plots. The proposed dwelling would take up the majority of the plot width and would consequently result in a form of development that would be incongruous and out of character with the more loose knit character of the rural locality. As such it would be contrary to the provisions of Policy 5A of the Structure Plan and Policy H2 of the Deposit Draft District Local Plan, which seek to ensure that new residential development is sympathetic and in character with that existing. The proposed development is also contrary to the Lincolnshire Design Guide which seeks to improve the quality of new residential development.

2 The proposal would, if permitted, create an undesirable form of development to the extent that, in the opinion of the Local Planning Authority, the residential amenities of future occupiers would be adversely affected by the proximity of the site to an established working farm.

3 The proposed turning space as shown would not allow vehicles to adequately enter and leave the site in forward gear. This would lead to vehicles reversing out onto this fast stretch of County road, to the detriment of highway safety.

30-APR-98 Checked 7/5

Authorised to issue (inc Delegation)..... 7/5