SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H20-0104-15 **Received:** 31st March 2015 **Type:** FULL

Name: Mr Terry Griffiths
Priory Cottage
Broadgate Road
Sutton St James
Spalding
Lincs
PE12 0HD

Agent: Austin John Developments
Rualen
Mill Green Road
Pinchbeck
Spalding
Lincs
PE11 3PU

Description: Replacement dwelling

Location : PRIORY COTTAGE BROADGATE ROAD
SUTTON ST JAMES SPALDING

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

1 The proposed replacement dwelling is on a different footprint to the existing dwelling and is significantly larger. Moreover, its design does not satisfactorily reflect that of traditional vernacular buildings. As a consequence, the proposal fails to comply with Policy HS17 of the South Holland Local Plan, 2006, which only makes provision for replacement dwellings subject to compliance with strict criteria. Criterion 5 indicates that the replacement should be of a similar scale and size to the original building. Criterion 6 indicates that the replacement should be positioned on a similar footprint, whilst criterion 7 stipulates that the design of any replacement should reflect that of traditional, vernacular buildings in the area in terms of scale, character, materials of construction and architectural detailing.

The above policies are consistent with advice contained within Paragraphs 7 and 17 and Sections 6 and 7 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application. 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

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Note(s):

The determined plans are:
Dwg. nos. A100, A101, A102 and A103 dated 2 February 2015;
Flood Risk Assessment produced by S M Hemmings.

Paul Jackson
Planning Manager

26th May 2015 **H20-0104-15**

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.