

FILE COPY



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: H20/0767/02

Received: 08-JUL-02

Type: FULL

Name: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Agent: M Parker & Sons Ltd.
St Johns Road
Spalding
Lincs

Description: Bungalow with garage

Location : Land off Draw Dyke Sutton St James

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

- 1 The proposal constitutes an alteration of the previously approved scheme involving the replacement of 2 No. 2 bedroomed houses with a single 3 bedroomed bungalow and detached double garage.
It is the opinion of the Local Planning Authority that the replacement of 2 low-cost houses with a single larger bungalow constitutes an unacceptable change within the overall scheme approved by virtue of planning permission reference H20/0769/00. This is on the basis that it would be contrary to the aims of revised Planning Policy Guidance Note No. 3 'Housing' and also the emerging South Holland District Local Plan. These seek to achieve the following, namely:
 - More efficient use of land.
 - Provide wider housing opportunity and choice and a better mix in the size and type of housing than is currently available, and seek to create mixed communities.
 - Plan to meet the housing requirements of the whole community, including those in need of affordable/low cost market housing.The proposal would, if permitted, encourage further applications of a similar nature. This would have the cumulative effect of prejudicing the preparation of the emerging Local Plan and the achievement of the above aims.

Note(s):

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
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The determined plans are:

1:2500 location plan, 1:500 site plan and 1:30/1:100 floor plan and elevation received on 2 Jul 02.

Levins

Head of Planning & Development

17 FEB 2003

H20/0767/02

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.

S O U T H

H O L L A N D
DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

DESTINATION NAME: Mr. Darren A. Jones - RVC

FAX NO: 762111

YOUR REF/CONTACT: Mr. Huggins

NO. OF PAGES 3
(Including this page)

OUR REF/CONTACT: SDC 11/1/03

DATE: 11/03/2003

SUBJECT: Decision Notice 11/03/02

FAX MESSAGE

Dear Mr. Jones, please see attached.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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Town and Country Planning Act etc

DRAFT REFUSAL

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Note(s):

The determined plans are:

Plan, Section, elevation

*1. Use location plan, see site plan, use/price plan plan
and elevation, see 4/7/02*

Director of Customer Services
13 FEB 2003

H20/0767/02

1/16/03

1/16/03