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FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H21-0214-15 Received: 5th March 2015

Type: S73A CONTINUATION

Name: Mr Derek Hall
Field View
Lowgate
Tydd St Mary
Wisbech
Cambs
PE13 5PF

Agent: Mr Derek Hall
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Lowgate
Tydd St Mary
Wisbech
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PE13 5PF

Description: Continuation without complying with Condition 1 of H21-1647-07 Appeal Decision
APP/A2525/A/08/2074282 to allow use of the annexe as a holiday let

Location : FIELDVIEW LOW GATE
TYDD ST MARY SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the retention of buildings/continuation of use of land for the reason(s) set out below:

- 1 The siting of a holiday let in this location would have an unacceptable impact upon neighbouring residential amenity, specifically that of the property known as Kenerlea, by virtue of an increased likelihood of noise and disturbance from activity within the curtilage of the property known as Fieldview not directly related to the host dwelling. Furthermore, it is considered that the siting of the proposal would result in an unacceptable relationship with the host dwelling, by virtue of their close proximity and limited amenity space to the rear of the property. As such, the proposal is considered contrary to Policies SG14 and SG17 of the South Holland Local Plan, 2006. These policies indicate that new development should take into account the relationship of development to the character, form and scale of existing buildings nearby and not cause unacceptable harm to residential amenity. They are in accordance with advice contained in Section 7 of the National Planning Policy Framework, 2012.

The Local Planning Authority has acted positively and proactively in determining this application within the statutory timeframe. 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.

S O U T H



H O L L A N D
DISTRICT COUNCIL

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Note(s):

The determined plans are:
Site Location Plan (1:1250), Block Plan (1:500) and Site Photographs.

Paul Jackson
Planning Manager

23rd April 2015

H21-0214-15

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.