SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H21/0682/95 Received:30-JUN-95 Type:FULL

Name: T Milsom Esq
11 Churchway
Tydd St Mary
Cambs
PE13 5QY

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Change of use of existing workshop and garage to dwelling including alterations
Location : 11 Churchway Tydd St Mary

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

1 In the opinion of the Local Planning Authority, the proposal is an undesirable form of backland development. The site is restricted in size for a backland plot and space between the proposed and existing dwellings would be limited. The proposal would therefore, if permitted, adversely affect the existing residential amenity of neighbouring properties (particularly 11 Churchway) in terms of loss of privacy and also disturbance, particularly by vehicles using the shared private drive. As such, the proposal is contrary to advice within Department of the Environment Planning Policy Guidance Note No 3, 1992 (Housing).

2 The proposed turning spaces for the existing and proposed dwellings are inadequate for vehicles to adequately turn within the site (without numerous turning manoeuvres), which would lead to vehicles reversing onto Church Way, close to a bend. Such vehicles would have inadequate sight of oncoming traffic, to the detriment of highway safety. Also, the intensification of the use may result in such vehicles meeting other vehicles entering the site, to the detriment of safety.

Director of Housing and Planning Services
24-AUG-95 H21/0682/95

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

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22-AUG-95 AD check.....

Authorised to issue (inc Delegation).....