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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Reserved Matters

Reference: H22/0107/99 Received: 08-FEB-99 Type:RESERVED MATTERS

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of 4/5 bedroom house and garage

Location : Plot 3, Broadgate Weston
Spalding Lincs

South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the details submitted, for the following reason(s):

1 In the opinion of the Local Planning Authority the proposed two storey dwelling would appear visually incongruous within the existing street scene. As such it would be contrary to Structure Plan Policy 5A, South Holland District Local Plan Policy H2 and the provisions of the Lincolnshire Design Guide for residential areas. These are in accordance with advice contained within Department of the Environment Planning Policy Guidance Note No. 3, 1992 (Housing) and are aimed at ensuring that new development within villages is sympathetic to that existing.

2 In the opinion of the Local Planning Authority the proposed development would have an overbearing effect upon and detrimentally effect the residential amenity of nearby property.

Director of Housing and Planning Services
14 APR 1999

H22/0107/99

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.

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H22/0107/99 Received: 08-FEB-99 Type: RESERVED MATTERS

Name: DGM Properties Ltd
43 Double Street
Spalding
Lincs

Agent: G R Merchant
Unit 4, Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of 4/5 bedroom house and garage

Location : Plot 3, Broadgate Weston
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposed two storey dwelling would appear visually incongruous within the existing street scene. As such it would be contrary to Structure Plan Policy 5A, South Holland District Local Plan Policy H2 and the provisions of the Lincolnshire Design Guide for residential areas. These are in accordance with advice contained within Department of the Environment Planning Policy Guidance Note No. 3, 1992 (Housing) and are aimed at ensuring that new development within villages is sympathetic to that existing.

2 In the opinion of the Local Planning Authority the proposed development would have an overbearing effect upon and detrimentally effect the residential amenity of nearby property.

Director of Housing and Planning Services ✓ 14/4
12 APR 1999

H22/0107/99

UMS 13-4-99.