

FILE COPY



2003-2004
Supporting the Rural Economy



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H22/0335/03

Received: 14-MAR-03

Type: FULL

Name: Paul Baker
14 London Road
Spalding
Lincs
PE11 2TA

Agent: Remway Design
3 Rembrandt Way
Spalding
Lincs
PE11 3HX

Description: Conversion of detached garage into 2 bed detached dwelling

Location : 8 St Johns Road Weston Hills

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

- 1 The proposed development is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which only permits new housing in villages on sites which currently have planning permission. This policy is part of an overall housing strategy within the evolving Local Plan. The proposed development would, if permitted, add unnecessarily to the supply of housing and would set a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.
- 2 The proposal is contrary to Policy E1 of the adopted Local Plan in that it:
 - a) is not in keeping with the general character of the area in which it is situated through its layout and siting,
 - b) does not maintain the amenities of the other adjacent residents, existing and future,
 - c) would not provide adequate parking arrangements appropriate for the development.

Note(s):

The determined plans are:

1:1250 site location plan and dwg no. PB02 Revision A received on 6 Jun 03.



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Levins

Head of Planning & Development
07 JUL 2003

H22/0335/03

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

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Note(s):

The determined plans are:

Site location plan - Prop. no. H22/0335/03, ~~received in March 2003~~

Revision of plan, rec. 6/6/2003

(Please add
determined plan
stamp)

Director of Customer Services
26 JUN 2003

H22/0335/03

11/13