

FILE COPY

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H22-1050-14 **Received:** 17th December 2014 **Type:** FULL

Name: Mr and Mrs D Fletcher
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Weston Hills
Spalding
Lincolnshire
PE12 6DF

Agent: Weston Design Ltd
2 Austendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6BX

Description: Erection of car port - (part retrospective)

Location : 311 BROADGATE WESTON HILLS
SPALDING

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

- 1 The proposed detached car port, by reason of its position, size, scale, design and materials of construction, results in an architecturally incongruous form of development out of keeping with the character of the host building and the surrounding area. The proposal is, therefore, contrary to Policies SG4 and SG14 of the South Holland Local Plan, 2006 in that the development does not make a positive contribution to the architectural and visual quality of its surroundings, nor takes account of its relationship to the character, form and scale of existing buildings nearby. This is 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 by identifying matters of concern with the application and discussing those with the Applicant. 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 reasons 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.

The determined plans are:
Block Plan (1:250), Site Location Plan (1:1250) and dwg. nos. GA-01B and 3D1.

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Paul Jackson
Planning Manager

11th February 2015

H22-1050-14

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.