SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0190/02 Received: 18-FEB-02 Type: FULL

Name: Mr & Mrs R P Yorath
Poplar House
Back Bank
Whaplode Drove
Spalding Lincs PE12 0TT

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Erection of a single storey side extension to existing dwelling

Location : Poplar House Back Bank
Whaplode Drove

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The extension shall only be used for a purpose incidental to the enjoyment of the existing dwelling. It shall not be used for commercial purposes.

Reason: For the avoidance of doubt and in the interests of the amenities of the locality.

The determined plans are:
Dwg. no. 220218 received 18 February 2002.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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Head of Planning & Development
15 APR 2002

H23/0190/02

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H23/0190/02 Received: 18-FEB-02 Type: FULL

Name: Mr & Mrs R P Yorath
Poplar House
Back Bank
Whaplode Drove
Spalding Lincs PE12 0TT

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: Erection of a single storey side extension to existing dwelling

Location : Poplar House Back Bank
Whaplode Drove

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The extension shall only be used for a purpose incidental to the enjoyment of the existing dwelling. It shall not be used for commercial purposes.

Reason: For the avoidance of doubt and in the interests of the amenities of the locality.

The determined plans are:
Dwg. no. 220218 received 18 February 2002.

Director of Customer Services
15 APR 2002

UNS. 18-4-02

H23/0190/02

Town and Country Planning Act 1971 Form P3

O/A

Refusal of planning permission

Name and address of applicant

W M and V P I Morris
Poplar House
Green Bank
Whaplode Drove
SPALDING
Lincs

Name and address of agent (if any)

B Smith and Co
3 Broad Street
SPALDING
Lincs

Part I – Particulars of application

Date of application: 11.03.81

Application no. H 23/321/81

Particulars and location of development:

Erection of bungalow on site of existing cottage at Woodbine Cottage, Green Bank, WHAPLODE DROVE.

Part II – Particulars of decision

The South Holland District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1971 that **permission has been refused** for the carrying out of the development referred to in Part I hereof for the following reasons:

The site is outside the confines of a settlement in an area of open countryside where it is the policy of the local planning authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the local planning authority the circumstances of this case are not sufficient to justify permission, which would be contrary to Policy 5 of the Lincolnshire Structure Plan.

B Smith,

DISTRICT PLANNING OFFICER

Date 19 August 1981

Council Offices 12 Market Place
SPALDING Lincs

Council

H 23/321/81/3 (Outline)

Erection of bungalow on site of existing cottage at Woodbine Cottage, Green Bank, Whaplode Drove.

Applicant: W M & V P I Morris

Agent: B Smith & Co

OBSERVATIONS RECEIVED

Parish Council: Very narrow site for bungalow

County Surveyor: No objections

Env. Health Dept. No objections

REPORT

The application is for the erection of a bungalow on the site of a small vacant cottage, at Green Bank, Whaplode Drove. The site has a road frontage of approx 130' but has a depth of only 35' and is situated midway between Shepeau Stow and Whaplode Drove outside the development boundary.

A letter has been received from the previous owner of the site objecting to the development on the grounds that she was previously advised by the District Council that it would not be possible to erect a new dwelling on the site, due to its location, nor renovate the existing cottage. As a consequence the previous owner sold the site to the present applicants at a price which did not reflect any development value, and feels aggrieved that the current application has been submitted.

The existing cottage to be demolished was, until recently, the subject of a demolition order improved during the above objectors period of ownership, the Environmental Health dept have however, now substituted a closing order to enable the cottage to be used as a store by the applicants.

The applicants presently live in Poplar House, a cottage adjoining the site to the south, and have stated that they wish to erect the proposed bungalow because Mrs Morris has broken her leg and now has difficulties in negotiating the stairs at the present house. The applicants are aged 63 and 60 years old.

The reasons put forward by the applicants in support of the proposal are not considered to be sufficient to justify a new dwelling in replacement of a small vacant cottage on a restricted site in the open countryside and it is recommended that permission be refused.

PLANNING OFFICER'S RECOMMENDATION

That permission be refused for the following reasons:

The site is outside the confines of a settlement in an area of open countryside where it is the policy of the local planning authority to permit new development only in exceptional cases where it is satisfied that there is a special need, particularly in connection with agriculture. In the opinion of the LPA the circumstances of this case are not sufficient to justify permission which would be contrary to policy 5 of the Lincolnshire Structure Plan.
