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**

# Refusal of Planning Permission

Reference: H23/0699/01 Received: 11-JUN-01 Type: FULL

Name: Mrs G Revell
123 Broadgate
Whaplode Drove
Spalding
Lincs

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

Description: 4 bedroom house.

Location : Adj. 123 Broadgate Whaplode Drove
Spalding Lincs

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

1 The proposal is contrary to Policy E1 of the adopted South Holland District Local Plan in that it would have a detrimental impact on the reasonable residential amenity of the occupiers of the dwelling to the north by virtue of overlooking and visual sense of enclosure.

2 The proposal is contrary to the Council's Interim Rural Housing Planning Statement (Policy H2A), May 2001, in that the site of the dwelling is out of character with the primarily frontage development along Broadgate, with garden area extending beyond the development boundary.

3 To grant permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011 which aims to reduce the over-supply of housing land in the District and enable housing development more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011 and in accordance with the Government's policies in Planning Policy Guidance Note No. 3 (Housing). The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims and would create a precedent for granting other permissions which would have the accumulative effect of further prejudicing the preparation of the emerging South Holland District Local Plan and the achievement of those aims.

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The determined plans are:
Elevations, plans and dwg no. 040/00/01 received 11 June 2001.
Amended dwg no. 040/00/03A received 26 July 2001.

In the event of an appeal against this decision, you are advised that the Environment Agency has raised objection to the absence of a Flood Risk Assessment.

**Director of Customer Services**
**16 NOV 2001** H23/0699/01

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 REFUSAL

Reference H23/0699/01 Received: 11-JUN-01 Type: FULL

Name: Mrs G Revell
123 Broadgate
Whaplode Drove
Spalding
Lincs

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

Description: 4 bedroom house.

Location : Adj. 123 Broadgate Whaplode Drove
Spalding Lincs

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

1 The proposal is contrary to Policy E1 of the adopted South Holland District Local Plan in that it would have a detrimental impact on the reasonable residential amenity of the occupiers of the dwelling to the north by virtue of overlooking and visual sense of enclosure.

2 The proposal is contrary to the Council's Interim Rural Housing Planning Statement (Policy H2A), May 2001, in that the site of the dwelling is out of character with the primarily frontage development along Broadgate, with garden area extending beyond the development boundary.

3 To grant permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011 which aims to reduce the over-supply of housing land in the District and enable housing development more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011 and in accordance with the Government's policies in Planning Policy Guidance Note No. 3 (Housing). The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims and would create a precedent for granting other permissions which would have the accumulative effect of further prejudicing the preparation of the emerging South Holland District Local Plan and the achievement of those aims.

The determined plans are: elevations and plans and drawing No 040/00/01 X received on the 11 June 2001 and amended plan No 040/00/03 A received on the 26/7/01.

In the event of an appeal against this decision, you are advised that the Environment Agency has raised objection to the absence of a Flood Risk Assessment.

**Director of Customer Services**
**15 NOV 2001**

H23/0699/01