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: H23/0915/01 Received: 26-JUL-01 Type: FULL

Name: Mr & Mrs D Tointon
High Road
Whaplode
Spalding
Lincs

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

Description: 2 bedroom bungalow

Location : High Road Whaplode
Spalding Lincs

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

1 To grant planning permission would prejudice the preparation of the emerging South Holland District Local Plan to 2011, the housing stategy of which aims to:
- reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
- be in accordance with advice within the Government's 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. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan to 2011 and the achievement of those aims.

2 Existing development on the southern side of High Road in the vicinity of the site consists mainly of frontage development. It is consequently the opinion of the Local Planning Authority that the proposal would, if permitted, constitute a cramped and incongruous form of development within the street scene. As such it would be contrary to the adopted South Holland District Local Plan Policy E1. This states that new development should be in keeping with the general character of the area.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

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3 In the opinion of the Local Planning Authority the proposal is an undesirable form of back-land development. The site is considered inadequate in size for a back-land plot and the space between the proposed bungalow and neighbouring dwellings would be limited. Consequently, the proposal would, if permitted, adversely affect the existing residential amenity of neighbouring properties in terms of disturbance created by future occupants. The proposal is therefore considered to be contrary to the adopted South Holland District Local Plan Policy E1. This indicates that new development should maintain the amenity of adjacent residents, both existing and future.

The determined plans are:-
Dwg. nos. 287/01/01 & 02 received 26 July 2001.

Director of Customer Services
05 NOV 2001 H23/0915/01

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

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

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- reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
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The determined plans are:-

Dwg nos 287/01/01 and 02 rec'd 26/7/01.

Director of Customer Services
26 OCT 2001

H23/0915/01

SM 26/10

LNS 2-11-01