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: H23/1142/01 Received: 24-SEP-01 Type: FULL

Name: P G Frith
Braemar
Mill Lane
Whaplode
Spalding Lincs

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

Description: Two bedroom house

Location : Adj. Braemar Mill Lane
Whaplode

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

1 The proposed dwelling by virtue of its design, scale and location, is overly cramped and poorly related to nearby dwellings. The proposal is thereby contrary to Policy E1 of the adopted South Holland District Local Plan which requires development to be in character with the area.

2 The first floor bathroom windows would be likely to cause a perceived loss of privacy to the adjoining dwelling and is thereby contrary to Policy E1(3) of the adopted South Holland District Local Plan which seeks to protect the amenity of adjacent land users.

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 cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of those aims.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

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The determined plans are:-
Dwg. Nos. 305/01/02A and 305/01/01B received 24 September 2001.

You are advised that the Environment Agency has raised objections to the absence of a flood risk assessment. In the event of an appeal against this decision you should address this.

Director of Customer Services
26 NOV 2001 H23/1142/01

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 H23/1142/01 Received: 24-SEP-01 Type: FULL

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Braemar
Mill Lane
Whaplode
Spalding Lincs

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

Description: Two bedroom house

Location : Adj. Braemar Mill Lane
Whaplode

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

1 The proposed dwelling by virtue of its design, scale and location is overly cramped and poorly related to nearby dwellings. The proposal is thereby contrary to Policy E1 of the adopted South Holland District Local Plan which requires development to be in ~~general~~ character with the area.

2 The first floor bathroom windows would be likely to cause a perceived loss of privacy to the adjoining dwelling and is thereby contrary to Policy E1(3) of the adopted South Holland District Local Plan which seeks to protect the amenity of adjacent land users.

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Director of Customer Services
21 NOV 2001

H23/1142/01

UPS 26-11-01.