

**Refusal of planning permission**

(pursuant to an outline or full application)

**APPLICATION NO: PA/2025/742**

**Address/Agent:**

Mrs Francelita Balbido  
Town Planning Expert  
Room 205 Portsmouth Technopole  
Kingston Crescent  
North End  
PORTSMOUTH  
PO2 8FA

**Applicant:** TES Property Services Ltd

**North Lincolnshire Council** hereby gives notice that the application received on 16/06/2025 for:

**Planning permission to construct a single-storey rear (infill) extension, convert the garage into a study room, and change fenestration in front elevation of an existing HMO – 4 Holme Hall Avenue, Bottesford, DN16 3PY**

has been considered and that permission for this development has been **REFUSED** for the following reasons:

1.

The proposal would result in increased traffic movements and parking demand in close proximity to a busy junction, to the detriment of highway safety and the free flow of traffic. The development is therefore contrary to policies T2 and T19 of the North Lincolnshire Local Plan.

2.

The proposed scale and intensity of use would constitute overdevelopment of the site and fail to respect the established character of the surrounding area. The development is therefore contrary to policies DS1 of the North Lincolnshire Local Plan, and CS1 and CS2 of the North Lincolnshire Core Strategy.

**Dated:** 4 August 2025

**Signed:**



**Rebecca Brown  
Development Management Lead**

## Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 39 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

### Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision, you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and you want to appeal against your local planning authority's decision on your application, you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against your local planning authority's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

### Please note however:

If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches, satellite dishes etc) or for a minor commercial application, you must do so **within 12 weeks** of the date of this notice.

- Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate on 0303 444 5000 to obtain a paper copy.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to them that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry, you must notify the local planning authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

### Purchase notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the council in whose area the land is situated. This notice will require the council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.