



Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 762937
web: www.sholland.gov.uk

FILE COPY

Application no: H02-0394-11
Applicant: Mrs K Beeby
67 Peterborough Road
Crowland
Peterborough
Cambs

Agent: Branston Associates
400 Eastfield Road
Peterborough
Cambs
PE1 4RE

Description: Erection of detached double garage

Location: 67 Peterborough Road
Crowland

Amendment: Existing trees to remain, shrubs added, Design and
Access attached (dwg. no. 11.011B)

Letter Sent: 14th June 2011

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form.**

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully



Head of Planning & Development

PLANNING AMENDMENT

For Office Use only

Application No: H02-0394-11/12

Date Registered:

Case Officer: 13 JUN 2011
CC



(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS mr k Beeby Telephone:	AGENT NAME AND ADDRESS Branstons Associates FILE COPY Telephone:
SITE ADDRESS DETAILS 67 Peterborough Road, Crowland	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H02-0394-11
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed :

Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Detached double garage	
State details of amendments proposed. (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered)	Remaining trees + shrubs added. D + A attached	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers		
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	YES/NO	

Design Statement

Site Address. 67 Peterborough Road,
Crowland
Peterborough.

Applicants Details: Mrs K Beeby. c/o agent

Agents Details: N P Branston mrics
400, Eastfield Road,
Peterborough.
PE1 4RE
01733 348119

Description of Development
New detached double garage...

Situation.

The site is within Crowland village. The surrounding trees and bushes are to remain. Only one tree is to be removed.

Design Principles.

Where possible we follow Part M of current Building Regulations. and requirements of the DDA. Also taking in the requirements of Environmental health and current LPA planning policy.

Use:

The existing building is a detached bungalow. The original integral garage has been integrate into the main body of the bungalow and converted to habitable space. The building is required to secure motor vehicles off road.

Amount:

The size of the building is minimum dimensions for a double garage.

Layout:

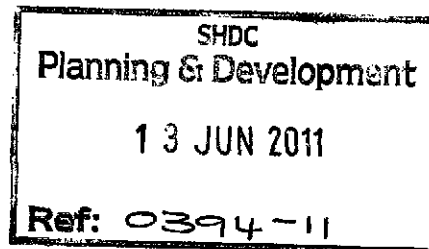
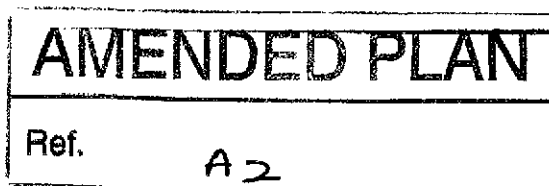
The position is considered best in the front garden. We acknowledge that it is forward of the main building line but it is more than adequately screened both sides by existing trees, bushes and foliage. The structure is then only visible from the front elevation. The proposed position does not impinge on any adjoining or neighbouring facility. The level set to the of the bungalow is well below the road level thus reducing further any impact on the street scene. The heavy shading by the existing trees has made the front garden a gloomy situation and does not favour heavy landscaping.

Scale:

The proposal is limited to the front garden of the building.

Landscaping:

It is proposed to increase the planting at the front boundary with additional shrubbery approx 1.00m in height. The existing front is not very tidy.



Appearance: The design is to match the existing bungalow as close as possible.

Context: Physical
The building will complement the site..

Social
The proposed extension will allow better use of the existing large garden.

Economic The proposal should have no economic effect on the site or adjacent area.

Policy: The proposal does not conflict with LPA policy.

Design Solutions The suggestion to re-site the structure at the side or rear of the property has been considered - There is insufficient room at the side of the bungalow to accommodate a double garage. To site the garage at the rear will require extending the driveway down the side of the which we consider is detrimental to the neighbour and it will also cover a large area of garden space with hard paving which again is detrimental.

Local Development Frame Work.

To comply with LPA planning policy.

Nature and Impact of Environmental Constraints.

None

Proposed Solutions

N/A.

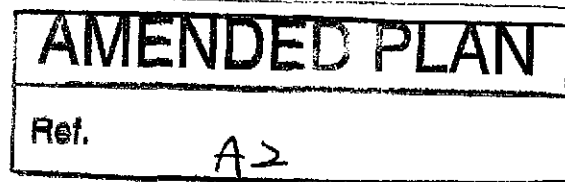
Additional Information

None.

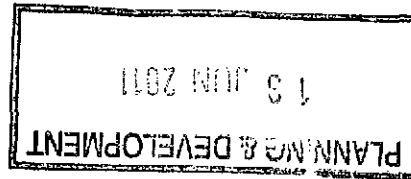
N. P. Branston mrics

10th June 2011

Planning Dept,
South Holland District Council,
Priory Road,
SPALDING
PE11 2XE



Att Mr Chris Crew



10th June 2011

Dear Sir,

PLANNING: 67 PETERBOROUGH ROAD, CROWLAND - DETACHED GARAGE
REF: H02/0394/11

Further to the above current application, and your recent email, please find attached amended drawings for inclusion in the application.

Remaining trees and shrubs added.

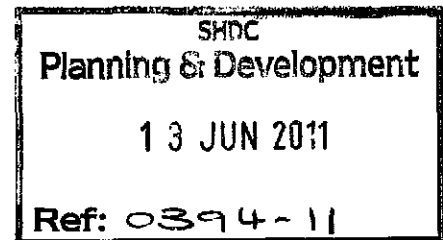
Please note that only one tree is to be removed. (Laural ?).

Design statement. attached.

I look forward to hearing from you.

Yours faithfully,

N. P. Branston, mrics.



AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin to Complete

Date Received K.P. 13.6 Registered ☒

14/6/8

Case Officer to Complete

Has this amendment been requested? Yes/No

If Yes, is it what was asked for? Yes/No

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin if in doubt)

If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives

Senior Officer's Signature: [Signature] Date: 14/6/2011

Re-Consults as a result of this amendment

None ☒ All ☐

Partial ☐ Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - Name/Address:

Case Officer's Decision:

REJECTED - New Application Required ☐

Reason

Do you want this reason to be added to the Rejection Notice? YES/NO

ACCEPTED - Superseded Details Removed ☒

Note

Do you want this note to be added to the Acceptance Notice? YES/NO

Revised Description (if applicable)

Case Officers Signature [Signature] Date 14/6/2011

Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (if necessary) ☒

Public Register Updated ☒ Acceptance/Rejection Letter Issued ☒

(Plus Library if Re-Consulting Residents)

14/6/8

Application Amendments

Application

Location

Postcode House Number

Amendment Date

Type Current Application
Sub-Type

Description
Long Description

Agent Dist
Name
Address

Post Code E-Mail
Tel Fax
Ref

Decision Date
Fee Vat Total Officer External Ref