

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	SAD
Last name:	JAFFER		
Company (optional):			
Unit:		House number:	9
		House suffix:	
House name:			
Address 1:	FLEMING COURT		
Address 2:			
Address 3:			
Town:	PETERBOROUGH		
County:	CAMBS		
Country:	UK		
Postcode:	PE2 9SA		

2. Agent Name and Address

Title:	MR	First name:	ROGER
Last name:	CHISWICK		
Company (optional):	CHISWICK ARCHITECTURAL LTD		
Unit:		House number:	32
		House suffix:	
House name:			
Address 1:	SPRING AVENUE		
Address 2:	HAMPTON VALE		
Address 3:			
Town:	PETERBOROUGH		
County:	CAMBS.		
Country:	UK		
Postcode:	PE7 8HW		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:					
Address 1:	HEREWARD WAY				
Address 2:					
Address 3:					
Town:	CROWLAND				
County:	Lincs				
Postcode (optional):	PE6 0BL				
Description of location or a grid reference. (must be completed if postcode is not known):					
Easting:	524010		Northing:	310024	
Description: FORMER REAR GARDEN OF 38 REFORM STREET, CROWLAND, PE6 0AD - FRONTING HEREWAR WAY					

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

MR. D. PATMAN

Reference:

H02-0714-22

Date (DD/MM/YYYY):

(must be pre-application submission)

10.06.2024

Details of pre-application advice received?

ALTHOUGH POLICY 28 OF THE SOUTH Lincs LOCAL PLAN 2019 REQUIRED PROPOSALS TO DEMONSTRATE BNG, LEVELS WERE NOT SPECIFIED. ANY FEATURES TO PROVIDE GAIN ARE TO BE CONSIDERED FAVOURABLY.

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

CONSTRUCTION OF NEW DETACHED CHALET BUNGALOW & SINGLE GARAGE

Reference number: H02-0714-22 Date of decision: 08.09.2022 (Date must be pre-application submission) (DD/MM/YYYY)

Please state the condition number(s) to which this application relates:

1.	PLEASE REFER TO APPENDIX A	6.	u
2.	u	7.	u
3.	u	8.	u
4.	u	9.	u
5.	u	10.	u

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

PLEASE REFER TO APPENDIX B FOR FULL DESCRIPTIONS.

7. Part Discharge Of Condition(s)

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

If Yes, please indicate which part of the condition your application relates to:

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form: ☒

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application: ☒

The correct fee: ☒

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick).

You can check your LPA's website for information or contact their planning department to discuss these options.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

01/07/2025

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

info@chiswickarchitectural.com

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

CHALET BUNGALOW, HEReward WAY, CROWLAND, PE6 0BL
PLANNING REFERENCE H02-0714-22

APPLICATION for APPROVAL of DETAILS RESERVED by CONDITION

Application Form Part 5 – Condition Numbers: APPENDIX A

- Condition 1. Confirmed that the development will be begun within three years of the date of Planning Permission.
- Condition 2. Confirmed that the development will be carried out in accordance with the approved plans and documents.
- Condition 3. Construction Management Plan & Method Statement.
- Condition 4. Confirmed that the development will be carried out in accordance with the approved Flood Risk Assessment. Finished floor level will be 750mm above ground level.
This has been agreed and approved by South Holland Building Control.
- Condition 5. A Landscaping Scheme is included in the documentation accompanying this Application. This includes demonstration that Biodiversity Net Gain will be achieved on site.
- Condition 6. Boundary treatments.
- Condition 7. Details of piping of the eastern boundary open ditch.
- Condition 8. Schedule of external materials and hard surfaces.
- Condition 9. Details of proposed external doors and frames.
- Condition 10. Details of proposed window frames.
- Condition 11. Details of proposed rooflights
- Condition 12. Details of position of proposed gas and electricity boxes
- Condition 13. Confirmed that no further developments or alterations will be carried out.
- Condition 14. Confirmation that no future tree or shrub felling, loppng or clearance will be carried out between mid-February and the end of July.
- Condition 15. Incorporation of three swift boxes to the external walls of the dwelling.
- Condition 16. Confirmation that daily water consumption shall not exceed 110 litres.

CHALET BUNGALOW, HEReward WAY, CROWLAND, PE6 0BL
PLANNING REFERENCE H02-0714-22

APPLICATION for APPROVAL of DETAILS RESERVED by CONDITION

Application Form Part 6–Description of Details Submitted for Approval: APPENDIX B

Condition 3. Construction Management Plan & Method Statement.

Condition 4. It is confirmed that the development will be carried out in accordance with the approved Flood Risk Assessment. Finished floor level will be a minimum 750mm above ground level.

This has been agreed and approved by South Holland Building Control.

Condition 5. Drawing SAJ22_006 Landscaping Plan is included in the documentation accompanying this Application.

The drawing shows proposed tree and shrub numbers, species, heights and positions. Two criteria for choice of species were decided upon, one for trees which suit wet soil conditions and would also absorb more ground water than other species, but would not cause potential structural damage to adjacent buildings; the second for Biodiversity Net Gain, being attractive to insects, butterflies and birds.

An opinion was kindly given by Mr Patman, which was that although Policy 28 of the South East Lincolnshire Local Plan 2019 required proposals to demonstrate net gain, it did not specify what level would be achieved, and to this end any features which would provide gain are to be considered favourably.

As the proposals give considerable uplift to biodiversity values compared to the existing state of the site, Mr Patman's informal opinion was that a metric would not strictly be needed.

Condition 6. Drawing SAJ22_006 Landscaping Plan included in the accompanying documentation shows boundary treatments. North, west and south boundaries have existing 2m high timber fencing, which is to be retained. To the eastern boundary will be a 600mm high wall of facing brick to match the house.

Included in consultants comments from Lincs Highways to the original planning application was a request that any wall or hedge be no higher than 600mm, to take account of sight lines for the garage drive.

Condition 7. Drawing SAJ22_006 Landscaping Plan included in the accompanying documentation shows specification details of piping of the eastern boundary open ditch.

It is not proposed to discharge any roof runoff into the pipe.

Condition 8. A Schedule of External Materials is included in the accompanying documentation package, together with drawing SAJ22_050 General Notes.

- Condition 9. Details of proposed external doors and frames: Propose door details are included in the documentation package – manufacturer Ultimates' brochure, drawings SAJ22_020 Ground Floor Plan; SAJ22_022 Elevations; SAJ22_032 and 033 Sections 3 and 4; SAJ22_042 Details 3.
- Condition 10. Details of proposed window frames: Propose window details are included in the documentation package – manufacturer Ultimates' brochure, drawings SAJ22_020 Ground Floor Plan; SAJ22_022 Elevations; SAJ22_032 and 033 Sections 3 and 4; SAJ22_040 Details 1.
- Condition 11. Details of proposed rooflights: The single proposed rooflight will be Velux Conservation Rooflight GGL CK04. Drawing SAJ22_022 Elevations indicates.
- Condition 12. Details of position of proposed gas and electricity boxes: It is not proposed to connect a gas supply to the building. A single electricity surface box will be positioned outside the Utility Room facing Hereward Way, and will be self-coloured beige to suit the brick wall. The location is indicated on Drawing SAJ22_022 Elevations.
- Condition 13. It is confirmed that no further developments or alterations will be carried out in the future.
- Condition 14. It is confirmed that no future tree or shrub felling, loppng or clearance will be carried out between mid-February and the end of July.
- Condition 15. Three Cambridge swift boxes to the external walls of the dwelling are indicated on SAJ22_022 Elevations and 023 Roof Plan.
However, because the dwelling is a chalet bungalow, the eaves of the roof are at 2.487m above ground level. The RSPB and Swift Conservation advise locating boxes at least 5m above ground, and below the roof eaves. Providing roof tile vents with timber boxes within the roof void are not recommended.
- Condition 16. Confirmation that daily water consumption shall not exceed 110 litres: This is confirmed. South Holland Building Control have requested a SAPS report for the building, and this will include the water consumption calculation and report.