

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H03/0600/93

Received:09-JUL-93 Type:FULL

Name: Mr P Miller
24 Coronation Avenue
Deeping St Nicholas
Spalding
Lincs PE11 3EP

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: Two storey extension

Location : 24 Coronation Avenue Deeping St Nicholas
Spalding

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

- 1 In the opinion of the Local Planning Authority the extension, owing to its height and depth, will seriously affect the residential amenities of the adjoining dwelling by overshadowing the rear elevation and immediate garden. The proposed extension will also appear dominant from the adjacent dwelling.

Director of Planning and Building Control Services
01-SEP-93 H03/0600/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

PLANNING APPLICATION

For office use only

Application No. H03/0600/93

Date Registered

24 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. P. MILLER
24 COLONATION AVENUE.
DEEPING ST. NICHOLAS
SPALDING, Lincs
PE11 3EP
Tel. No. 0775 88312

NAME AND ADDRESS OF AGENT

(if form completed by agent)

RICHARD J DIGGLE
OAK HOUSE, VICARAGE CLOSE,
HOLBEACH ST JOANS
SPALDING, Lincs, PE12 8LS.
Tel. No. 0406 540376.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

24 COLONATION AVENUE, DEEPING ST. NICHOLAS
SPALDING, Lincs. PE11 3EP.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TWO STOREY HOUSE EXTENSION.

Please complete

I attach * Four copies of all plans

* an ownership certificate (see back page)

* a fee of £60.00

If you consider no fee is payable include a written explanation instead.

Signed.....

Date 23 JUNE 1993

Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application
☒
☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area

(Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting

☐

Design

☐

External Appearance

☐

Means of Access

☐

Landscaping

☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.☐

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New building(s)
(ii) Alterations or extension
(iii) Change of use

☐
☒
☐

B. If new dwellings are proposed, please state how many:

--

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:

- B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

6.600
6.820
3.660

sq. metres
metres
metres
metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

DARK RED FACING BRICKS
CONCRETE TILES TO MATCH
EXISTING.

YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

RESIDENTIAL DWELLING

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:
Will there be —
Individual access(es)
New estate road

☐
☐

C. What provision will be made for garages or parking within the site?

--

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees

☒

B. The proposal does involve the felling of one of more trees

☐

→ If so, please show details on plans

DRAINAGE Please complete

- A. Please state how surface water will be disposed of
B. For estate developments, please state how highway surface water will be disposed of
C. Please state whether a land drain will be affected
D. Foul sewerage will be disposed of to:

SOAKAWAY

NO

Mains sewer

☒

Cesspool

☐

Septic tank

☐

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission

State Yes or No

NO

→ If so, please give details in Part 6

NO

NO

NO

NO

→ If so, please complete Part 7

☐

Date:
Consultee(s):

☐

Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application. Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE
SECTIONS.

Use the notice at the bottom of the page only
when necessary.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER.

2. OWNERSHIP OF THE SITE

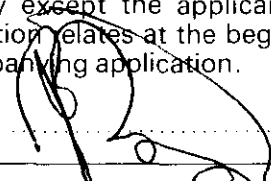
This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed  (Applicant/Agent) Date 23 JUNE 1993.

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner:

State Date notice served:

Signed (Applicant/Agent) Date

3. AGRICULTURAL HOLDINGS CERTIFICATE

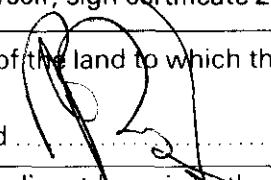
If the land is not in agricultural use, complete Certificate 1.

If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

None of the land to which the application relates is or is part of any agricultural holding.

Signed  (Applicant/Agent) Date 23 JUNE 1993.

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant:

State Date notice served:

Signed (Applicant/Agent) Date

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

Proposed development at

Take notice that application is being made to South Holland District Council by
for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

Signed

Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : *OK*
Neighbours : *YOS*
Boundaries : *hedges*
Site Features : *gate*

Inspected by *PM*
Date *20-7*

Site Notice posted by *PM*
Date *16-7*
Expiry *on lamp post adz*
no 23 drive
Expected neighbour

Case Officer Conclusions

*2m fence, outbuilding + full leylandii hedge to back, it
floor will height at least garage border etc. Tall building as
be next to main building part of boundary. Open fields to other side*

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction
Senior Officer confirmed
Withdrawn

COMMITTEE

Confirmed as agenda *✓ 26/8*

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

Check sums path

Mr Driggle phoned 21/9
Single storey with pitch with the
OK PM

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

BRIAN SMITH Dip TP MRTPI
Dir of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H03/0600/93

FULL

Applicant: Mr P Miller
Tel: 0775 88312

Agent: Richard J Diggle
0406 540376

Description: Two storey extension

Location: 24 Coronation Avenue
Deeping St Nicholas
Spalding

Valid date:	09-JUL-93	Terminal date:	03-SEP-93
Target dates:		Target Committee:	25-AUG-93
To case officer	16-JUL-93	Report deadline:	11-AUG-93
Inspected by	23-JUL-93		
Extra contacts	30-JUL-93	Case Officer:	
Report if not clear by	13-AUG-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	16	6
Clerk Deeping St Nic	16-JUL-93	10-AUG-93
Cllr J T Davis	16-JUL-93	30-JUL-93
	16-JUL-93	23-JUL-93

L.C.C. - No Objections for 22/7/93

B. SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H03/0600/93

Applicant: Mr P Miller
24 Coronation Avenue
Deeping St Nicholas
Spalding
Lincs PE11 3EP

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: Two storey extension

Location: 24 Coronation Avenue Deeping St Nicholas
Spalding

Type: FULL

Date received: 09-JUL-93

16-JUL-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 30-JUL-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully

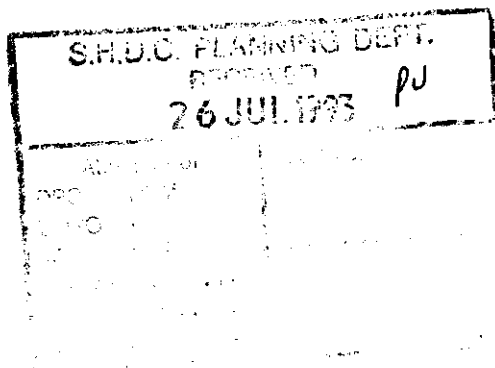
B SMITH

Director of Planning and Building Control Services

Clerk Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 2UY

FOR PARISH COUNCIL USE ONLY

Comments: *No comments*



Signed:

Anthony R. Smith

AN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772

FILE COPY



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2884
Date received : 24-JUN-93

Received from

Mr R J Diggle

Address

Oak House
Vicarage Close
Holbeach St Johns
Spalding

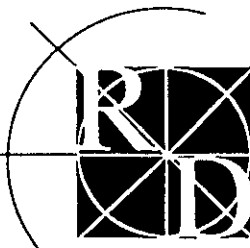
Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

Signed.....*K. Lowe.*
(Authorised Collector)

Richard J Diggle



Building Design Consultant

My Ref: 150/RJD

23 June 1993

Planning Department
South Holland District Council
Priory Road
Spalding
Lincs
PE11 2XE

0600/93

Dear Sirs

HOUSE EXTENSION : 24 CORONATION AVENUE : DEEPING ST NICHOLAS
MR P MILLER

I enclose the following in respect of an application for planning permission:

1. Four completed application forms.
2. Four copies of drawing no 150/1
3. Cheque to the value of £60.00

I trust the application meets with your approval and should you have any queries please do not hesitate to contact me.

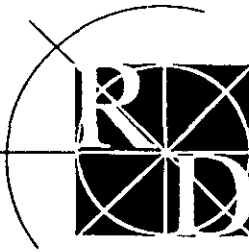
Yours faithfully

RICHARD J DIGGLE

Oak House
Vicarage Close
Holbeach St John
Spalding
Lincs
PE12 8RS

Telephone 0406 34 376

Richard J Diggle



Building Design Consultant

My Ref: 150/RJD

7 July 1993

Planning Department
South Holland District Council
Priory Road
SPALDING
Lincs
PE11 2XE

Dear Sirs

APPLICATION NO: H03/0600/93
HOUSE EXTENSION : 24 CORONATION AVENUE : DEEPING ST NICHOLAS : MR P MILLER

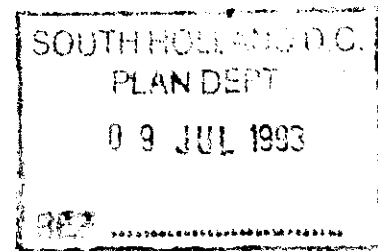
Thank you for your letter dated 25 June 1993.

I return the additional copy of your letter together with four copies of my revised drawing no 150/1A on which, I have outlined the 1:2500 location plan and 1:500 site plan in red.

I would ask that you substitute these for the original drawing submitted and look forward to hearing from you in due course.

Yours faithfully

RICHARD J DIGGLE



Oak House
Vicarage Close
Holbeach St John
Spalding
Lincs
PE12 8RS

Telephone 0406 34 376

AN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
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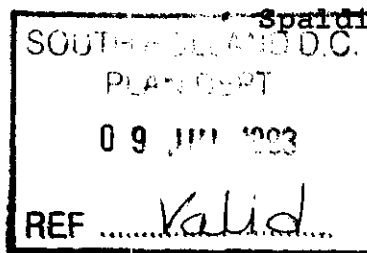
Application no: H03/0600/93

Applicant: Mr P Miller
24 Coronation Avenue
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Spalding
Lincs PE11 3EP

Agent: Richard J Diggle
Oak House
Vicarage Close
Holbeach St Johns
Spalding Lincs PE12 8RS

Description: Two storey extension

Location: 24 Coronation Avenue
Deeping St Nicholas
Spalding



Type: FULL

Date received: 24-JUN-93

25-JUN-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID

Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

The 1:2500 site plans and the 1:500 block plans both need to be outlined in red.

Three copies returned for your use.

Please return the additional copy of this letter with your reply. If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed. If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

K Lowe
Principal Administrative Officer

PLANNING COMMITTEE - 25th August, 1993

567. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0507/93 Mr B Chapman	Change of use of part of dwelling to shop at 87 Acacia Avenue, Spalding.
H18/0576/93 Regalbourne Ltd	Residential - two dwellings at plots 128 and 129 Falklands Road, Sutton Bridge.

(It was also agreed that the Lincolnshire County Council be requested to take appropriate action under the Highways Act urgently to seek the removal of the bus shelter from within the visibility splay at the junction of Falklands Road and Bridge Road, and its relocation as soon as possible.)

H16/0625/93 Mr & Mrs Moore	Extension to dwelling including replacing flat roof to garage with pitched roof at 58 Saxon Close, Spalding.
H20/0653/93 J A Rootham & S A Nichols	Dwelling (Renewal of application H20/1008/90) at The Homestead, Jarvis Gate, Sutton St James

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0437/93 Mr & Mrs H Hare	O.A Dwelling at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.
H03/0600/93 Mr P Miller	Two storey extension at 24 Coronation Avenue, Deeping St Nicholas.
H23/0636/93 Mr P G & Mrs C L Frith	Use of existing out-building for retail purposes at "Braemar", Mill Lane, Whaplode.

(c) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H13/0205/93 Dr & Mrs S Rayner	Landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

(Councillor J Clark declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H11/0605/93 Messrs R K Wilson & Son Ltd	Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.
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