SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H04/0356/92 Received:23-MAR-92 Type:RESERVED MATTERS

Earlier Permission: H04/0283/91

Name: Mr P Smith
The Copse
Northorpe Road
Donington
Spalding, Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Erection of house and garage

Location : Plot 2 Northorpe Road
Donington Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended plan, received by the Local Planning Authority on the 4 June 1992.

Director of Planning and Building Control Services
17-JUN-92 H04/0356/92

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H04 | 0356 | 92

Date Registered 23 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P SMITH
THE COPSE
NORTHORPE ROAD
DONINGTON
LINCS
Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

MELDRUM LEE & GILLATT
49 HIGH STREET
BOSTON
LINCS

Tel. No. 0205 364795
(Personal contact name) B G HALL

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 2 NORTHORPE ROAD DONINGTON

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONSTRUCTION OF HOUSE & GARAGE

Please complete

Signed pp MELDRUM LEE & GILLATT

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Date 19 March 1992 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 works [ ] → Now complete Parts 3, 4 and 5 and an Ownership Certificate

or This is an **outline** application [ ]

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. H04/0283/91
B. Please state which reserved matters are dealt with in this application. ALL
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:		sq. metres
B. Please state size of any new structure:- (a) max. height:	6.000	metres
(b) max. length:	7.600	metres
(c) max. width:	11.500	metres
C. Please state type and colour of materials for facing external walls:	RED RUSTIC FACING BRICKS	
D. Please state type and colour of roofing materials.	FARMHOUSE CONCRETE INTERLOCKING TILES	

5. GENERAL INFORMATION Please complete each section

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

BUILDING PLOT

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: NORTHORPE ROAD
Will there be —
Individual access(es) [✓]
New estate road [ ]

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

INTEGRAL GARAGE

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	TO EXISTING SURFACE WATER DRAIN
B. For estate developments, please state how highway surface water will be disposed of	-
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect ~~contaminated~~ or filled land	YES	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
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.	NO	→ Date: Consultee(s):

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 (e.g. owner, prospective purchaser)	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 19 MARCH 1992
pp MELDRUM LEE & GILLATT

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 pp MELDRUM LEE & GILLATT Applicant/Agent) Date 19 MARCH 1992

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

TO BE COMPLETED BY APPLICANT OR HIS AGENT

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.

Signed Date

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ...N.I.L.

Receipt Issued ..... No. 8383

Date First Received 23 MAR 1992

REGISTRATION

REFERENCE ..H04/0356/92....

Cross-Ref R.....KL.263

Date 24/3/92

VALIDATION Date 24/3/92

Type ....RM.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ...1.... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref H04/0288/91

HM:-	Siting	Design	Ext app	Access	Lands
Previous	✓	✓	✓	✓	✓
Current	✓	✓	✓	✓	✓

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

Sec Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 2.4.3

Index Sheets ...5.... OS Nos ..... Grid Ref 520950 136150

Ward ...C.... Parish ..DORRINGTON

Inside IBD ..NO.. Inside LP Area ..NO..

TR Rural	☐	CA	☐	Grade
TR Bypass	✓	LB	✓	
Level crossing	✓	TPO	☐	
Footpath	☐	Other:		

Linked to site.....Ref...420 Linked to property.....Ref.....

Planning Records:
Earlier apps 334/92
333/91 417/87
5170 952/88
5130 318/86

B Reg Records:
Already submitted Ref.....
Requested .....
1039/80
1333/87

Inputs completed.....

PREVIOUS DECISIONS

Numerous applications refer to bungalow to the rear.
H04/0070/88 - Outline for three plots - Granted.
H04/0051/91 - Erection of three houses - Withdrawn.
H04/0283/91 - Residential development - Granted.

PLANNING ISSUES

1 H04/0283/91 was granted by the Secretary of State for the Environment after the applicant appealed against non-determination within the 8 week period. When making his decision he made no reference to the number of dwellings because on the basis of the information before him, he was not satisfied three dwellings would necessarily be acceptable. However, the Secretary of State did suggest more than one dwelling would be acceptable, two fronting Northorpe Road, and one to the rear.

2 The proposal is for three modest dwellings. The first floor level is within the roof space, to allow the height of the buildings to be reduced to approximately 6.5 metres. Overlooking between the three dwellings and the surrounding properties is acceptable. The main issue is whether the proposed dwellings will appear cramped and dominant. It is my opinion that owing to their design, which reduces their bulk the proposal is acceptable.

RECOMMENDATION -

H04/0354/92 - Approve Reserved Matters.

H04/0355/92 - Approve Reserved Matters.

H04/0356/92 - Subject to the applicant amending the turning space to the satisfaction of the County Council, authorise the Director of Planning and Building Control Services to Approve Reserved Matters.

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368. PLANNING APPLICATIONS (Continued)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant		Proposal
H11/0408/88/C1 T W Suiter & Son Ltd		Screen Fence details at Lime Walk, Long Sutton.

(Subject to the deletion of condition B requiring the provision of hedging alongside the acoustic fence.)

H02/1021/91 Mrs S A Waltham	O.A.	Residential development with access from the north, land rear of Cloot Drove, Postland Road, Crowland.

(It was also agreed that the applicants be advised that a footpath access to the centre of Crowland would be desirable if possible.)

H05/0227/92 R Pearson	Continuation of use of building for car repairs at 2 Bensgate Road, Fleet.
H09/0357/92 Mr and Mrs U Hilliam	Change of use from residential to residential and plant storage only at Nutts Lane, Holbeach St. Johns.

(Subject to an additional condition restricting the permission to a temporary period of three years.)

H04/0356/92 Mr. P. Smith	Reserved matters relating to the erection of house and garage, Plot 2 Northorpe Road, Donington.

(f) Deemed Application by Lincolnshire County Council

The Lincolnshire County Council be informed that this authority supports the undermentioned proposal in principle but objects to certain detailed points in accordance with the recommendations of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H16/0342/92 Lincolnshire County Council	Construct new Police station together with garages and outbuildings and widen existing highway at "The Green", rear of Queensgate Hotel, Westlode Street, Spalding.

(g) Conservation Area Consent - Lincolnshire County Council.

Lincolnshire County Council be informed that this authority objects to the undermentioned proposal for the reasons recommended by the Director of Planning and Building Control Services:-

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
[illegible]iory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0356/92 Type: RESERVED MATTERS

Applicant: Mr P Smith Agent: Meldrum Lee & Gillatt
Tel: 0205 364795

Description: Erection of house and garage

Location: Plot 2
Northorpe Road
Donington
Spalding

Valid date: 23-MAR-92 Terminal date: 18-MAY-92
Target dates: Target Committee: 13-MAY-92
To case officer 28-MAR-92 Report deadline: 29-APR-92
Inspected by 02-APR-92
Extra contacts 07-APR-92 Case Officer:
Report if not clear by 27-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Donington P	27-MAR-92	10-APR-92	No Comments
Cllr Mrs R Hunt MBE 0775 820291	27-MAR-92	10-APR-92	
Cllr M S L Rollinson	27-MAR-92	10-APR-92	
Owner/Occupier	8 APR 92	22 APR 92	

Cttee - Same as [illegible] dated 24/6/92 Plans Attached CS 8/6/92

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
[illegible]iory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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Application no: H04/0356/92 Type: RESERVED MATTERS

Applicant: Mr P Smith Agent: Meldrum Lee & Gillatt
Tel: 0205 364795

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Location: Plot 2
Northorpe Road
Donington
Spalding

Valid date:	23-MAR-92	Terminal date:	18-MAY-92
Target dates:		Target Committee:	13-MAY-92
To case officer	28-MAR-92	Report deadline:	29-APR-92
Inspected by	02-APR-92		
Extra contacts	07-APR-92	Case Officer:	
Report if not clear by	27-APR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Donington P	27-MAR-92	10-APR-92
Cllr Mrs R Hunt MBE 0775 820291	27-MAR-92	10-APR-92
Cllr M S L Rollinson	27-MAR-92	10-APR-92

L.C.C - see H/H/35 dated 2/4/92 CB

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H04/0356/92.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Plot 2 Northorpe Road, Donington

3. Name, classification and number of road

C11

4. Date application referred 2-4-92.

5. State whether outline, detailed application etc.

R.M.

6. Description of proposed development/change of use including access details

House & Garage

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority refuse the~~ application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 8-6-92 Signed: [signature]
Director of Highways and Planning

Meldrum Lee & Gillatt

49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

BGH/TAE/4217

3 June 1992

The Director of Planning
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Sir

Approval of Reserved Matters Plot 2 Northorpe Road
Donington for Mr P Smith (H04/0356/92)

Further to our recent discussions with Mr Udy we understand that there is a query over the size of the reversing facility for the above plot. In order to clarify the situation we enclose two revised copies on which we have superimposed the Highway Authority recommendation which we trust will now be satisfactory.

Yours faithfully

B G Hall AMIAS

SOUTH HOLLAND D.C.
PLANNING DEPT
04 JUN 1992
REF .....

Encs

PLANNING AMENDMENT

For office use only

Application No. 1404/1356/92

Date registered 04 JUN 1992

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

BRIAN 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0356/92

Applicant: Mr P Smith
The Copse
Northorpe Road
Donington
Spalding, Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Erection of house and garage

Location: Plot 2 Northorpe Road
Donington Spalding

Type: RESERVED MATTERS

10-JUL-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr & Mrs Clowes
12 Northorpe Road
Donington
Spalding
Lincolnshire

NOTE: MRS BAINBRIDGE
WAS NOT NOTIFIED
RE CHANGE OF
ADDRESS

OBJECTION

94 BEVERLEY ROAD
RUISLIP
MIDDX HA4 9AS

0895-673922

17th April 1992

Dear Sir

Re: Planning Applications - Plot 3, Northorpe Road
Donington, Spalding

We are about to exchange contracts on our purchase of No 12, Northorpe Road, Donington, the property adjoining the above plot, and have received from our Solicitor copies of Planning Applications H04/0354, H04/0355 and H04/0356 (92).

We write to express grave concern at the proposal to erect three detached houses and garages on this small sized plot as this would involve building to a high density totally out of character with neighbouring properties and must be detrimental to the surrounding area. We, therefore, wish to express our strongest objection to the proposed development.

Yours faithfully

P K Clowes (Mrs)

C.J. and J.K. Clowes

C J Clowes (Mr)

S.H.D.C. PLANNING DEPT.
RECEIVED
23 APR 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by ST
Date 24/4

BY HAND

Mr B Smith, Dip TP MRTPI
Director of Planning and Building Control Services
Council Offices
SPALDING
Lincs PE11 2XE

RU

S.H.D.C. PLANNING DEPT.
RECEIVED
21 APR 1992
Attention of
DPO APM
DOPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge Yes
by
date

12 Northorpe Road
Donington
Spalding
Lincs
PE11 4XJ

For the attention of Mr B Smith - Dip TP MRTPI
Director of Planning & Building Control Services

South Holland District Council
Planning & Building Control Department
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

CORRESPONDENCE

15 April 1992

Dear Sir

REFERENCE:- OUTLINE PLANNING APPLICATIONS - NOS H04/0354/9.
H04/0355/9.
H04/0356/9.

Further to your letters dated 8 April 1992 advising us of proposed planning applications at Plots 1, 2, 3, Northorpe Road, Donington.

On studying the proposals, we would like to make the following observations/objections:-

1) The three planning applications refer to the same site and studying the plans altogether, and bearing in mind the siting of the applicants bungalow and garage towards the rear of the outlined plots, (which, like our own property, has not been indicated on the plans submitted with the applications) we feel that it would be an overdevelopment of the site in question for three houses and garages to be built.

2) The proposed developments would be detrimental to the surrounding area and neighbouring properties

3) Increased vehicular noise/activity via the proposed new estate road running adjacent to our property on our left hand side boundary.

Yours faithfully

E. M. Bainbridge (Mrs)

ON BEHALF OF

MR R L T BAINBRIDGE AND MRS E M BAINBRIDGE

Meldrum Lee & Gillatt
49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

BGH/TAE/4217

22 April 1992

Department of Planning & Building Control
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Sirs

Approval of Reserved Matters
Development at Northorpe Road Donington

Further to your request for details of materials we confirm the following:-

Plot 1 ref H04/0355/92 - Ibstock red multi rustic facing bricks
Sandtoft smooth brown double pantile

Plot 2 ref H04/0356/92 - Ibstock red multi rustic facing bricks
Sandtoft smooth brown double pantiles

Plot 3 ref H04/0354/92 - Ibstock red multi rustic facing bricks
Sandtoft smooth brown double pantiles

We trust that these will be satisfactory for your purposes.

Yours faithfully

B G Hall AMIAS

cc Mr P Smith

S.H.D.C. PLANNING DEPT.
RECEIVED
23 APR 1992 P.O
Attention of
CPC NRM
DMPO
ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

RIAN 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H04/0356/92

Applicant: Mr P Smith
The Copse
Northorpe Road
Donington
Spalding, Lincs

Agent: Meldrum Lee & Gillatt
49 High Street
Boston
Lincs

Description: Erection of house and garage

Location: Plot 2 Northorpe Road
Donington Spalding

Type: RESERVED MATTERS

Date received: 23-MAR-92

27-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

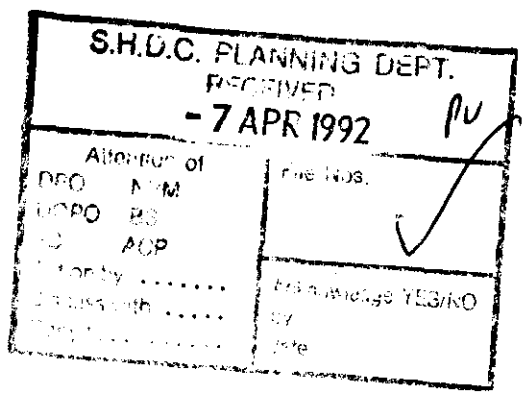
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 11-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council 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 to Donington PC
30 Ash Court
Donington
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:



Signed:

104/356/92

Grant ~~Permission~~. Reserved matters

SN 1. Amended plan received 4th June 1992.

BRIAN 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

SOUTH HOLLAND DISTRICT COUNCIL

Application No: H04/0356/92/A1 Date Received: 30 Sept 1992

Applicant:	Mr P Smith The Copse Northorpe Road Donington Spalding Lincolnshire	Agent:	Meldrum, Lee & Gillatt 49 High Street Boston Lincolnshire

Description of Original Development: Erection of house and garage

Location: Plot 2, Northorpe Road, Donington, Spalding

Amendment Submitted: Change layout on Plot 2

Drawing Number(s): 4217/28/A and 4217/33/A

12 October 1992

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations.

Yours faithfully

Director of Planning and Building Control Servi·

amd.2

PLANNING AMENDMENT

For office use only

Application No. H044/0356/92 /A1

Date registered 30 SEP 19..

Case Officer PJ

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Smith

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

Plot 2

Building Regulation reference relating to same development.

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

State drawing no's of the current submission

State Officer dealing with the application, if known.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

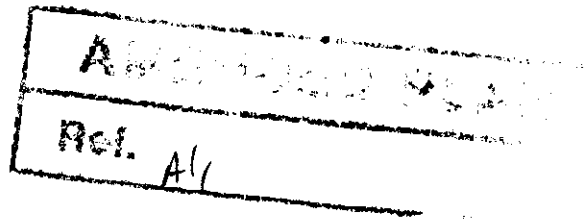
Meldrum Lee & Gillatt

49 High Street, Boston, Lincolnshire PE21 8SP
Telephone: 0205 364795 Fax: 0205 310842

BGH/JC/4217

29 September 1992

Department of Planning
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs



Dear Sirs

Residential Development Plots 1 and 2
Northorpe Road Donington for Mr P Smith

In order to provide slightly improved accommodation for the property on Plot 2, we have been asked to change the layout for this plot. This has also required the slight repositioning of the dwelling on Plot 1. We enclose two copies of the revised house type and four copies of the layout and we would be pleased if these could be substituted for those previously approved. Your references H04/0355/92 and H04/0356/92 refer.

Yours faithfully

B G Hall AMIAS

Encs

THE COPSE.

VICTORIA PLUM

PRUNUS HISAKURA

3N° BETULA PENDULA.

EXISTING FENCE AND CONIFER HEDGE.

CORYLUS

CORYLUS

PLANTING

BUDDLIA

BETULA PENDULA.

PAMPAS GRASS

EXISTING FENCE AND CONIFER HEDGE

3.

2N° PRUNUS HISAKURA.

16000

TURNING HEAD TO PRIVATE ACCESS ROAD.

ADJOINING PROPERTY

2.

PLANTING.
2N° BETULA PENDULA.

GARAGE.

GATE.

1.

1800mm HIGH SCREEN WALL WITH TILE CAPPING.

1800mm HIGH CLOSE BOARDED FENCE

GRAVEL DRIVE

2N° BETULA PENDULA.

EXISTING BOUNDARY AND CONIFER HEDGE.

A

LABURNUM

ACER.

900mm HIGH CLOSE BOARDED FENCE

MIN 8.500 TURNING BAY

2N° SORBUS AUCUPARIA

2N° BETULA PENDULA.
2N° SORBUS AUCUPARIA.

900mm BRICK WALL

FOOTPATH

EXISTING VEHICULAR ACCESS MODIFIED TO SUIT HIGHWAY AUTHORITY REQUIREMENTS.

DOMESTIC ACCESS TO
HIGHWAY AUTHORITY REQUIREMENTS.

NORTHORPE ROAD.

THE COPSE.

VICTORIA PLUM

PRUNUS HISAKURA

2NO BETULA PENDULA.

EXISTING FENCE AND CONIFER HEDGE.

CORYLUS

CORYLUS

PLANTING

BUDDLEIA

BETULA PENDULA

PAMPAS GRASS

EXISTING FENCE AND CONIFER HEDGE

3.

2NO PRUNUS HISAKURA.

16000

TURNING HEAD TO PRIVATE ACCESS ROAD

ADJOINING PROPERTY

2.

GARAGE

GATE.

1.

PLANTING 2NO BETULA PENDULA.

1800mm HIGH CLOSE BOARDED FENCE.

1800mm High Screen Wall with tile capping

GRAVEL DRIVE

2NO BETULA PENDULA.

EXISTING BOUNDARY AND CONIFER HEDGE

LABURNUM.

ACER.

ADJ. PROPERTY.

900mm HIGH CLOSE BOARDED FENCE.

2NO BETULA PENDULA

2NO SORBUS AUCUPARIA

2NO SORBUS AUCUPARIA

900mm BRICK WALL

FOOTPATH

EXISTING VEHICULAR ACCESS MODIFIED TO SUIT HIGHWAY AUTHORITY REQUIREMENTS.

NEW DOMESTIC ACCESS TO HIGHWAY AUTHORITY REQUIREMENTS

NORTHORPE ROAD.

PLANTING BED (A) TO CONTAIN -
COTONEASTER HORIZONTALIS
CORNUS ALBA &
HYPERICUM CALYCINUM IN GROUPS

NORTH.

SITE REFERRED TO.

NORTHORPE ROAD.

LOCATION PLAN.
1:2500

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SOUTH HOLLAND D.C.
PLAN DEPT.
23 MAR 1992
0356/92

DEVELOPMENT
AT NORTHORPE ROAD
DONINGTON SPALDING

MR P. SMITH.

SITE LAYOUT

Meldrum Lee & Gillatt
Architects & Quantity Surveyors

Issuing Office:
Boston (0205) 364795
Peterborough (0733) 40101
Skegness (0754) 67066
Grantham (0476) 590129

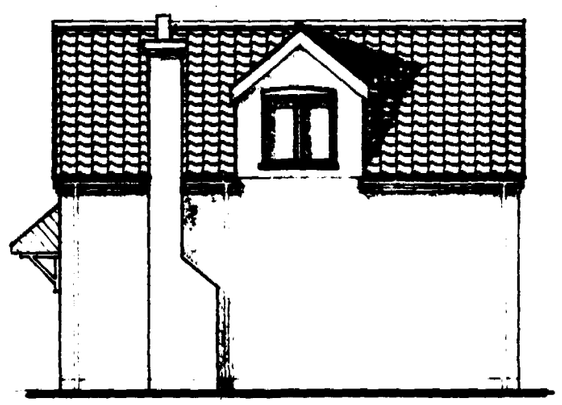
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Drawing No: 4217-28
Revision:

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

ADMEL E/T/122



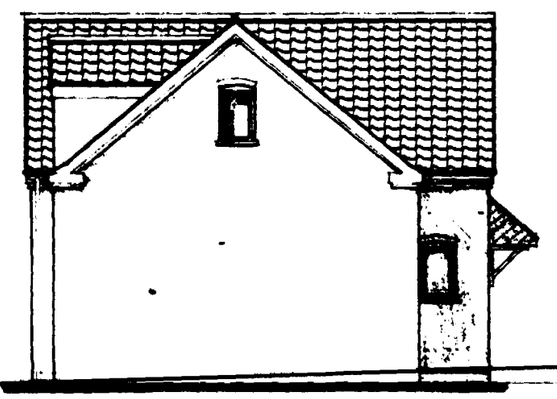
EAST ELEVATION



NORTH ELEVATION



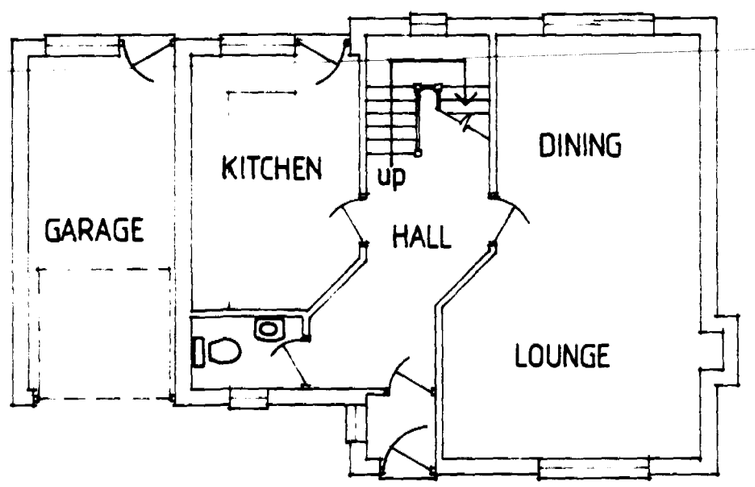
WEST ELEVATION



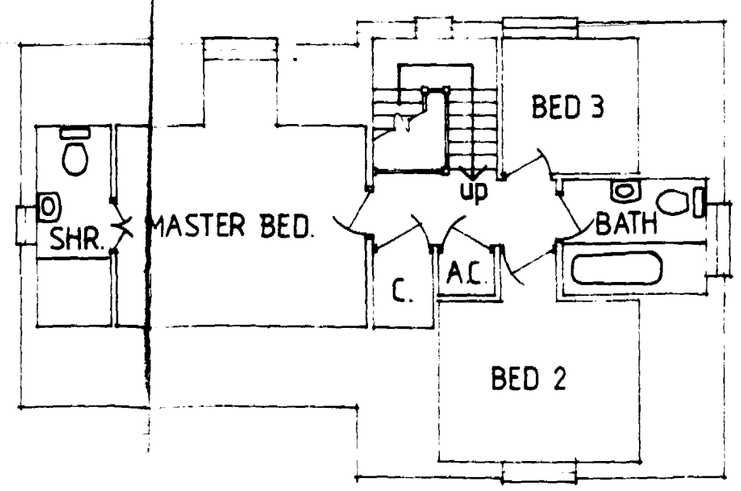
SOUTH ELEVATION

CONCRETE INTERLOCKING ROOF TILES

RED RUSTIC FACING BRICKS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DEVELOPMENT AT NORTHORPE ROAD, DONINGTON, SPALDING, LINCS.

MR P SMITH

PROPOSED DWELLING PLOT 2

SOUTH HOLLAND D.C.
PLAN DEPT.
23 MAR 1992
REF ...S/336/92...

Meldrum Lee & Gillatt
Architects & Quantity Surveyors

Issuing Office:
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Peterborough (0733) 40101
Skegness
Grantham

Date FEBRUARY 1992

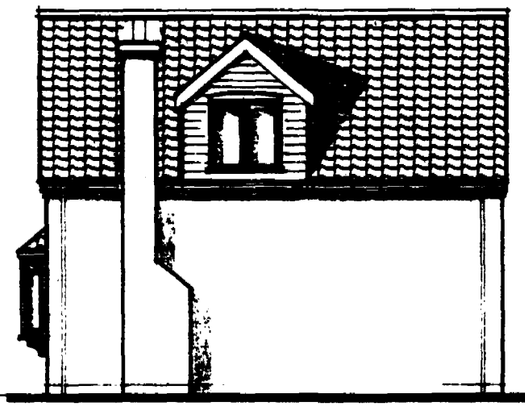
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Drawing No 4217:32

Revision



EAST ELEVATION

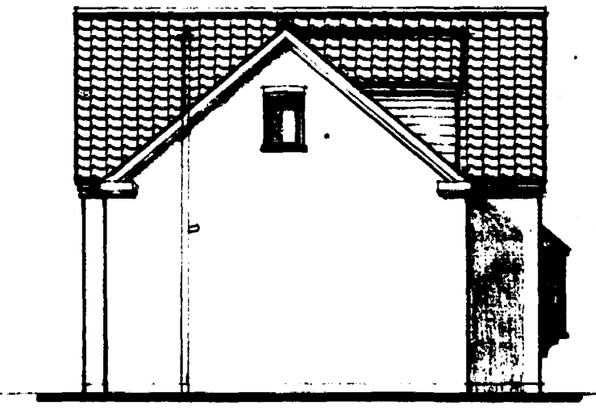


NORTH ELEVATION



WEST ELEVATION

BALANCED FLUE TO GAS BOILER AT LEAST 300mm FROM WINDOW WITH TERMINAL GUARD



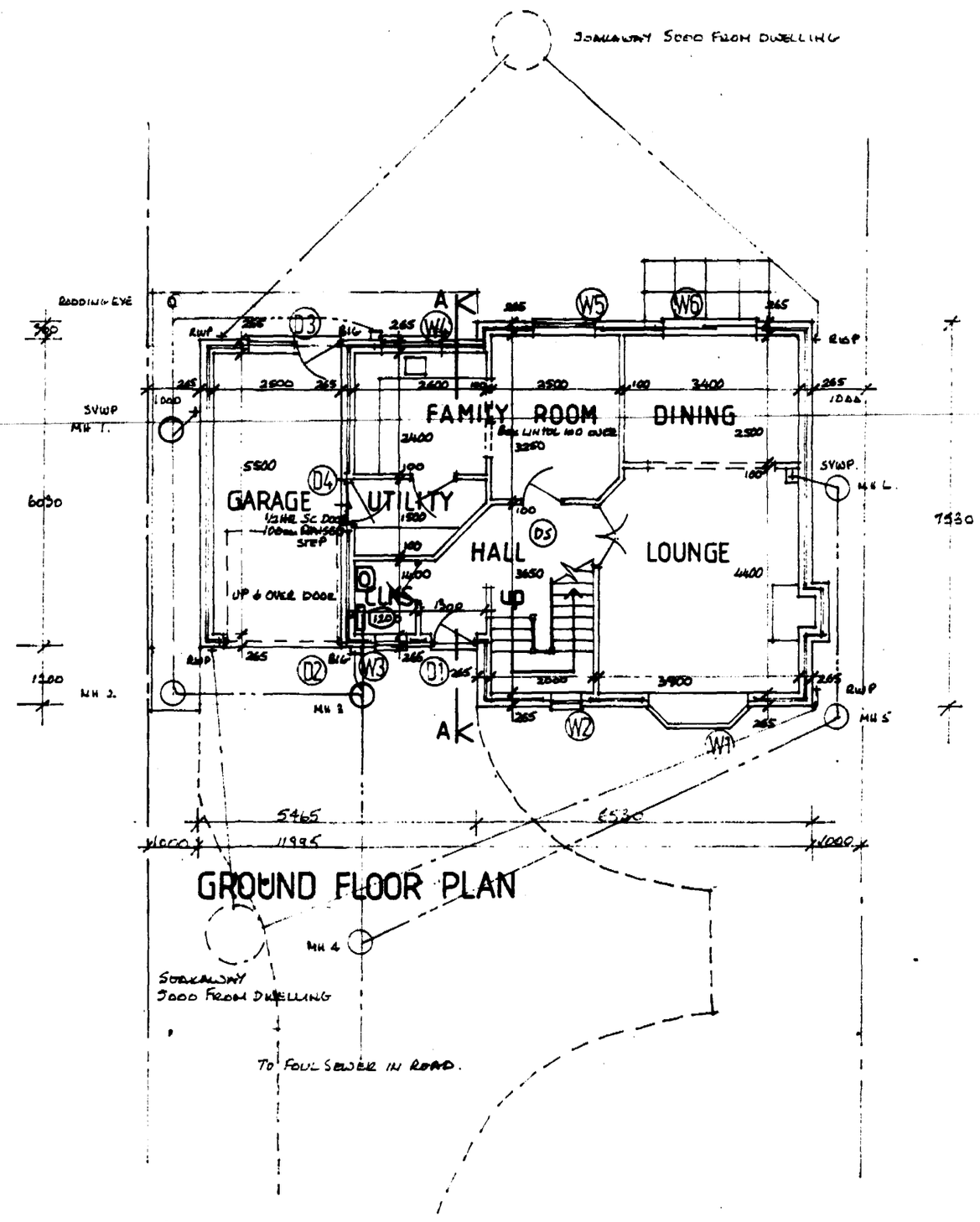
SOUTH ELEVATION

CONCRETE INTERLOCKING ROOF TILES

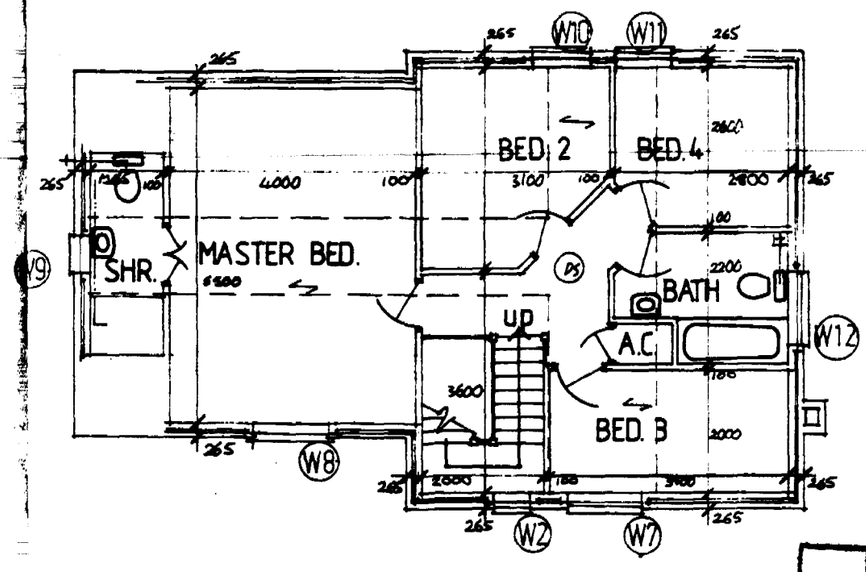
RED RUSTIC FACING BRICKS.

REF	LINTOL REF	WINDOW AND DOOR REF	
W1	2400 L1/3 TO	SP2/113C/213C/113C	2076 x 1350
W2	900 "	113C	600 x 1350
W3	900 "	109C	600 x 900
W4	1500 "	210C	1200 x 1050
W5	1500 "	213C (OPP)	1200 x 1350
W6	2100 "	ANI8L	1800 x 2100
W6			
W7	1500 "	212C (OPP)	1200 x 1200
W8	1500 BOX LINTOL 100	212C	1200 x 1200
W9	900 L1/3 TO	109C	600 x 900
W10	1200 "	2N12CC	915 x 1200
W11	1200 "	2N12CC	915 x 1200
W12	1500 BOX LINTOL 100	212C	1200 x 1200
D1	1200 L1/3 TO	FS29FR	900 x 2047
D2	2400 "	VETOTONS	2134 x 2134
D3	2100 "	NN2N10C	790 x 2100
D4	1200 L1/HD TO	FDPR726	900 x 2100

LINTOLS TO BE BY I G LINTOLS LTD OR SIMILAR APPROVED
LINTOLS TO CAVITY WALLS TO HAVE UNIVERSAL ARCH INSERTS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

A. FLOOR LAYOUTS AMENDED. JAN 92 MD

DEVELOPMENT AT NORTHORPE ROAD, DONINGTON, SPALDING, LINCS.

SOUTH ... D.C.
PLANNING DEPT
30 SEP 1992
REF : 376/92

PROPOSED DWELLING PLOT 2

AMENDED PLAN

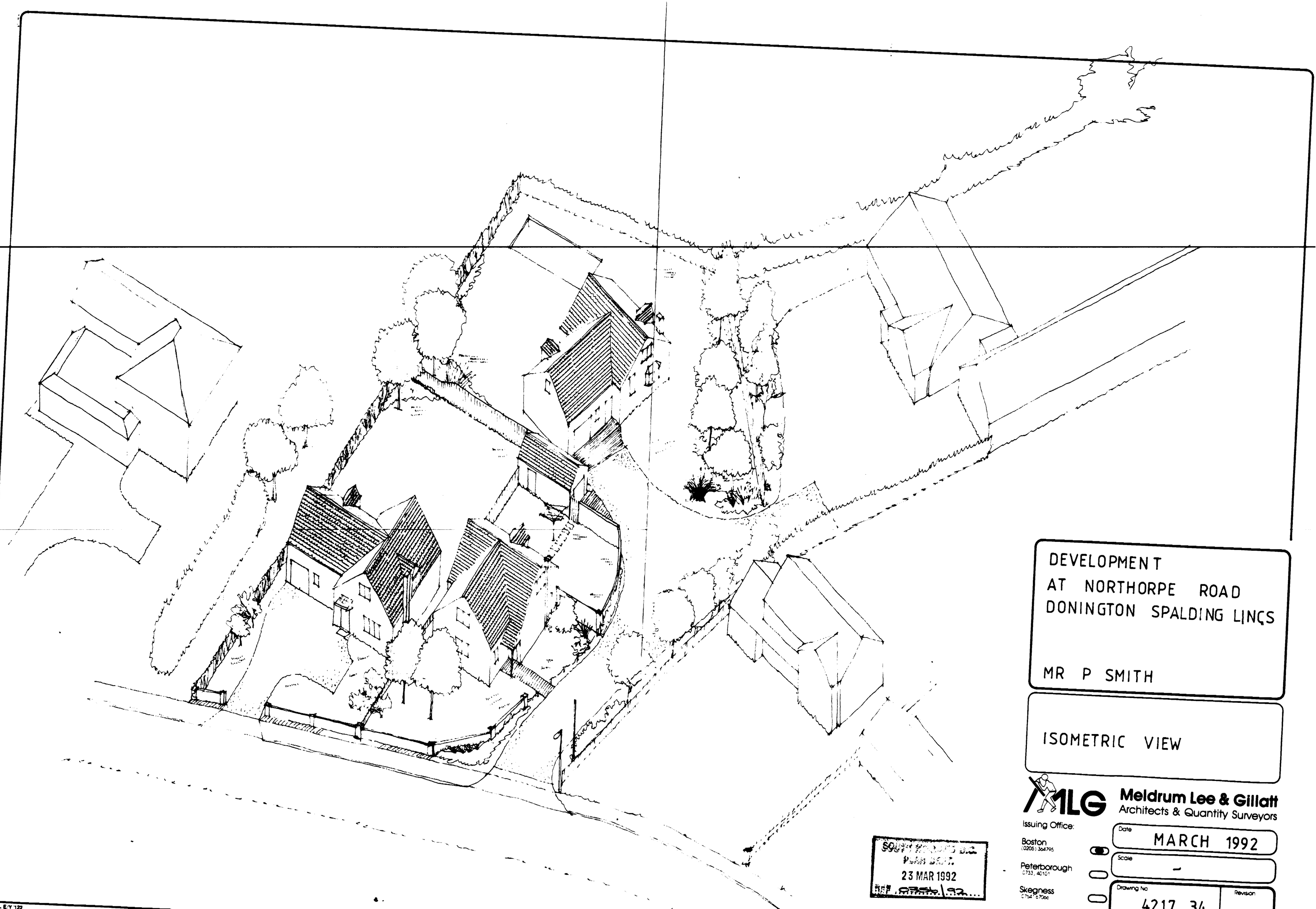
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Date FEBRUARY 1992
Scale 1:100
Drawing No. 4217:33
Revision A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect

ADMEL E/V/122



DEVELOPMENT
AT NORTHORPE ROAD
DONINGTON SPALDING LINCS

MR P SMITH

ISOMETRIC VIEW

SOUTH KESTEVEN D.C.
PLANNING DEPT.
23 MAR 1992
Ref. S/92/...

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Date: MARCH 1992
Scale: -
Drawing No: 4217 34
Revision:

ADMEL E/Y 122

THE COPSE.

VICTORIA PLUM

PRUNUS HISAKURA

2NO BETULA PENDULA.

EXISTING FENCE AND CONIFER HEDGE.

CORYLUS

PLANTING

BUDDLEIA

BETULA PENDULA.

PAMPAS GRASS

EXISTING FENCE AND CONIFER HEDGE

3.

2NO PRUNUS HISAKURA.

16000

TURNING HEAD TO PRIVATE ACCESS ROAD.

ADJOINING PROPERTY

GARAGE

GATE.

1800mm HIGH SCREEN WALL WITH TILE CAPPING.

PLANTING.
2NO BETULA PENDULA.

1800mm HIGH CLOSE BOARDED FENCE

GRAVEL DRIVE

2NO BETULA PENDULA.

EXISTING BOUNDARY AND CONIFER HEDGE.

LABURNUM.

ACER.

ADJ. PROPERTY.

MH1

MH6

MH2

MH3

MH5

900mm HIGH CLOSE BOARDED FENCE

MIN 8.500 TURNING BAY

MH4

2NO SORBUS AUCUPARIA

2NO BETULA PENDULA

2NO SORBUS AUCUPARIA

900mm BRICK WALL

FOOTPATH

TO SEWER IN ROAD

NEW DOMESTIC ACCESS TO HIGHWAY AUTHORITY REQUIREMENTS.

EXISTING VEHICULAR ACCESS MODFIED TO SUIT HIGHWAY AUTHORITY REQUIREMENTS.

NORTHORPE ROAD.

PLANTING BED (A) TO CONTAIN :-
COTONEASTER HORIZONTALIS
CORNUS ALBA &
HYPERICUM CALYCINUM IN GROUPS.

NORTH.

SITE REFERRED TO.

NORTHORPE ROAD.

LOCATION PLAN.
1:2500

Meldrum. Lee & Gillatt
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Dated 10/90

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B. DRAINS MODED FOR B REGS FOR PLOT 2 6/92 RJH
A PLOT 2 DWELLING MODIFIED AND PLOT 1 SLIGHTLY REPOSITED JUN 92 MD

DEVELOPMENT
AT NORTHORPE ROAD.
DONINGTON SPALDING

MR P. SMITH.

SITE LAYOUT

SOUTH HOLLAND D.C.
PLANNING DEPT
REF 336/92

APPROVED PLAN
Ref. No.

MLG Meldrum Lee & Gillatt
Architects & Quantity Surveyors

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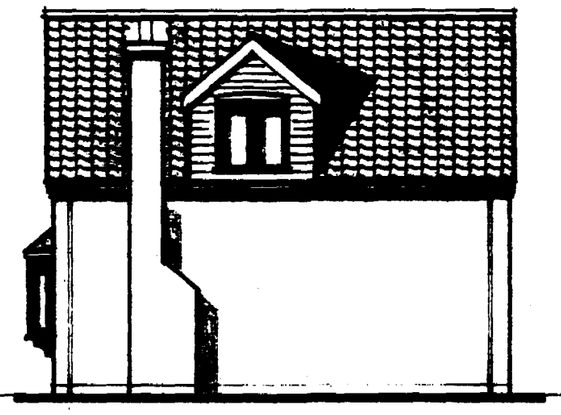
Date DEC 91
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Drawing No. 4217-28
Revision A

Do not scale. The Contractor is to check all dimensions on site and report any discrepancy to the Architect.

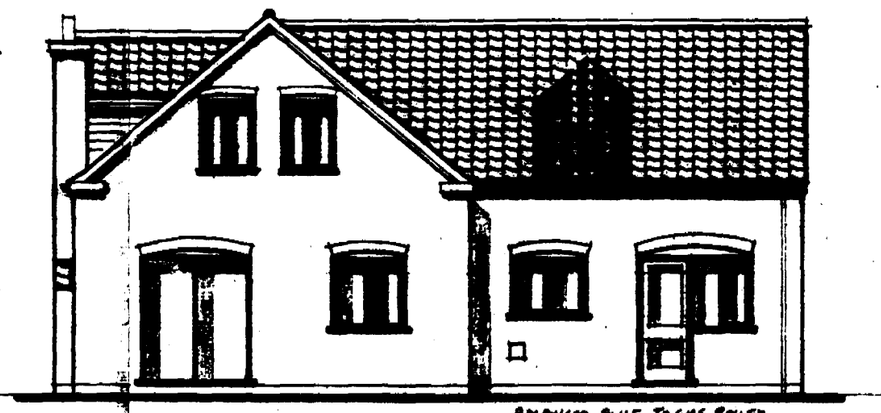
ADMEL E/Y/122



EAST ELEVATION

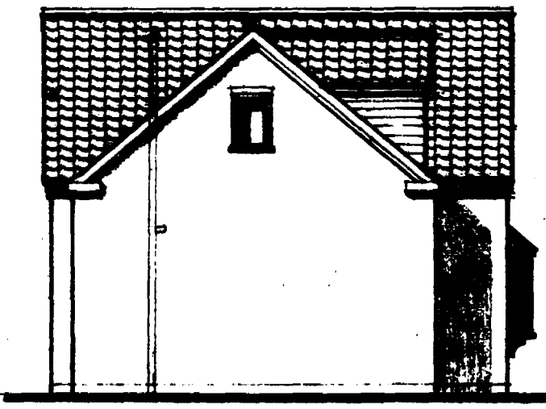


NORTH ELEVATION



WEST ELEVATION

BALANCED FLUE TO GAS BOILER AT LEAST 300mm FROM ANY OPENING TERMINAL GUARD.



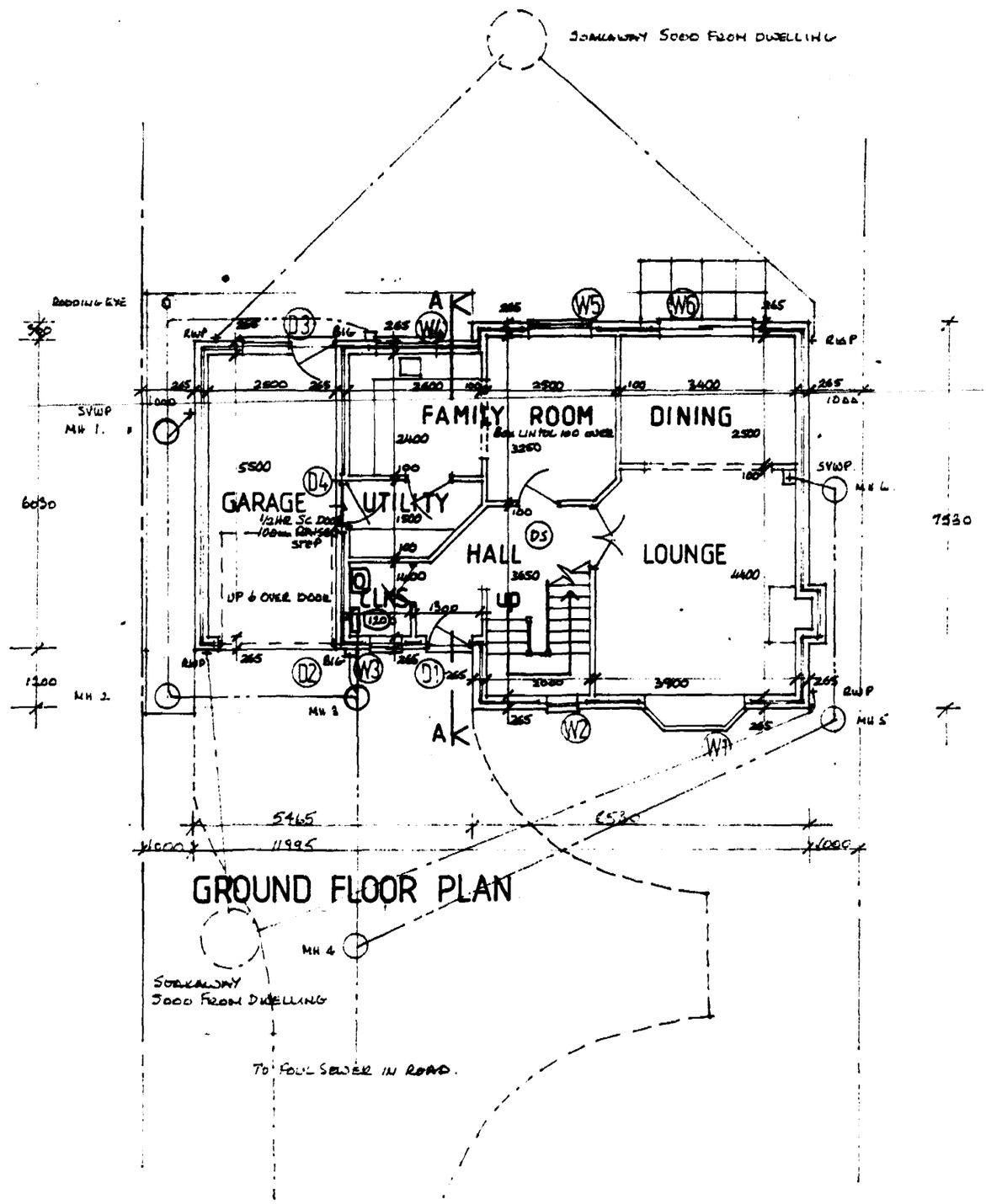
SOUTH ELEVATION

CONCRETE INTERLOCKING ROOF TILES

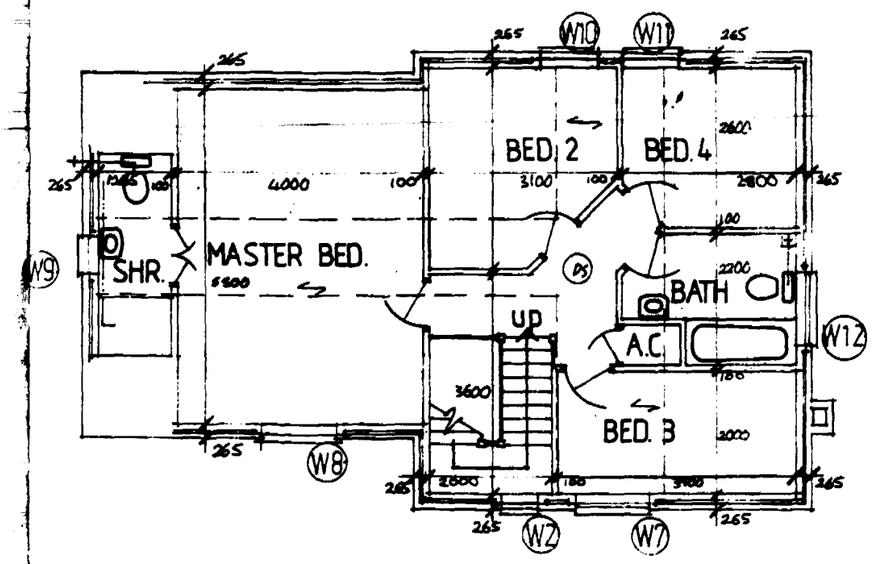
RED RUSTIC FACING BRICKS.

REF	LINTOL REF	WINDOW AND DOOR REF
W1	2400 L1/S TO	SP2/113C/213C/113C 2076 x 1350
W2	900 "	113C 600 x 1350
W3	900 "	109C 600 x 900
W4	1500 "	210C 1200 x 1050
W5	1500 "	213C (OPP) 1200 x 1350
W6	2100 "	APU 18L 1800 x 2100
W5		
W7	1500 "	212C (OPP) 1200 x 1200
W8	1500 BOX LINTOL 100	212C 1200 x 1200
W9	900 L1/S TO	109C 600 x 900
W10	1200 "	2N12CC 915 x 1200
W11	1200 "	2N12CC 915 x 1200
W12	1500 BOX LINTOL 100	212C 1200 x 1200
D1	1200 L1/S TO	FS29FR 900 x 2047
D2	2400 "	VFTOTONS 2184 x 2194
D3	2100 "	MN2N10C 790 x 2100
D4	1200 L1/HD TO	FDPR726 900 x 2100

LINTOLS TO BE BY I G LINTOLS LTD OR SIMILAR APPROVED LINTOLS TO CAVITY WALLS TO HAVE UNIVERSAL ARCH INSERTS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ref. #1

A. FLOOR LAYOUTS AMENDED. JAN 92 MD.

DEVELOPMENT AT NORTHORPE ROAD, DONINGTON, SPALDING, LINCS.

SOUTH HOLLAND D.C. PLANNING DEPT 30 JAN 1992 REF 356/92

PROPOSED DWELLING PLOT 2

MLG Meldrum Lee & Gillatt
Architects & Quantity Surveyors

Issuing Office:
Boston (0205) 364796
Peterborough (0733) 40101
Skegness (0754) 67066
Grantham (0476) 590129

Date FEBRUARY ,1992

Scale 1:100

Drawing No. 4217:33

Revision A

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