SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H05/0140/93 Received:22-FEB-93 Type:OUTLINE

Name: Mrs G Sketcher
5 Eastgate
Fleet
Spalding
Lincs PE12 8NA

Agent: Mr M G Pickering
10 Town Farm Close
Pinchbeck
Spalding
Lincs PE11 3SG

Description: Residential (1 Plot)

Location : Garden of 5 Eastgate Eastgate Gardens
Fleet Spalding

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

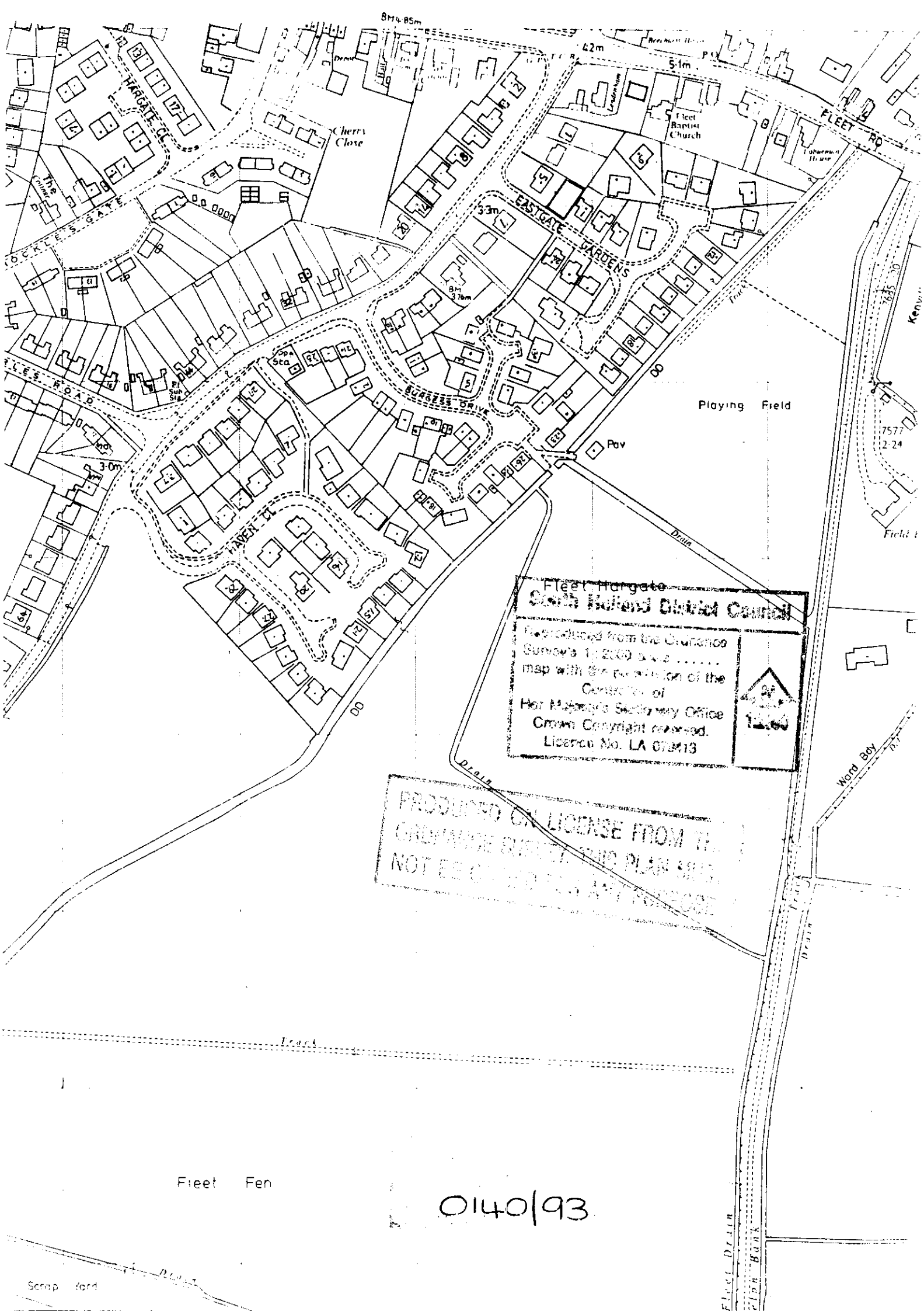
1 The proposed development would constitute an over intensive form of development by virtue of the loss of private garden attaching to the adjacent property, 5 Eastgate, Fleet. As a consequence, the proposed development would bear an unsatisfactory visual relationship to that property which would be detrimental to the local street scene.

Director of Planning and Building Control Services
02-APR-93 H05/0140/93

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.

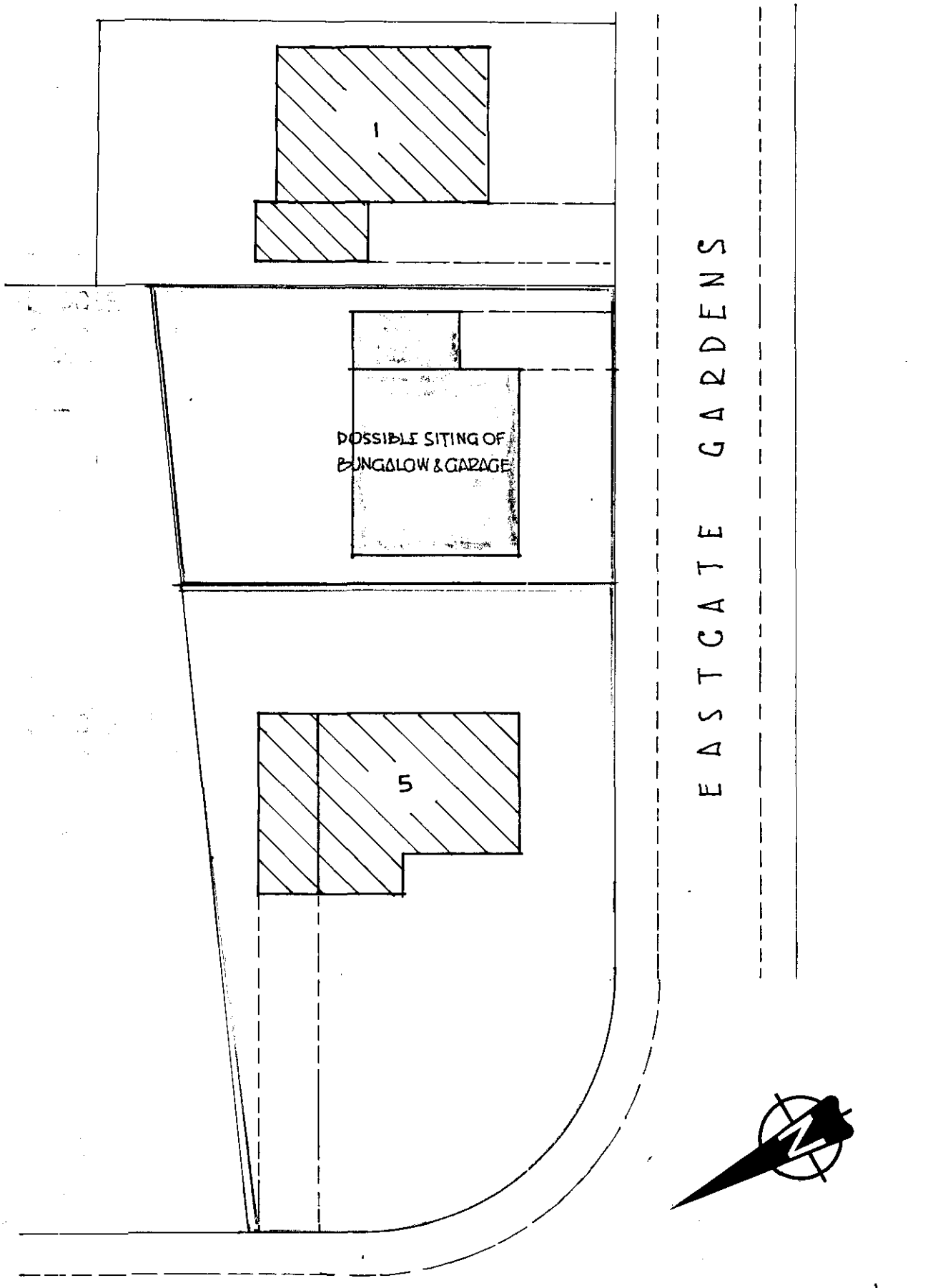
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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



8M 4.85m
42m
5.1m
FLEET RD
Fleet Baptist Church
Cherry Close
HARGATE CL
The Corner
EASTGATE GARDENS
3.3m
BURGESS DRIVE
HAVEN CL
3.0m
Playing Field
Pav
Drain
Fleet Hargate
South Holland District Council
Reproduced from the Ordnance Survey's 1:2500 scale map with the permission of the Controller of Her Majesty's Stationery Office
Crown Copyright reserved.
Licence No. LA 079413
Ward Bdy
Track
Fleet Fen
Scrap Yard
Fleet Drain

0140/93



EASTGATE SCALE:1/250

0140/93

PROPOSED RESIDENTIAL DEVELOPMENT EASTGATE GARDENS FLEET FOR MRS. G. SKETCHER. BLOCK PLAN.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05|0140|93

Date Registered

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS. G SKETCHER
5 EASTGATE
FLEET, SPALDING, LINCS.
PE12 8NA.

Tel. No. Holbeach 22601

NAME AND ADDRESS OF AGENT

(if form completed by agent)

MR M.G. PICKERING.
10 TOWN FARM CLOSE
PINCHBECK, SPALDING, LINCS
PE11 3SQ

Tel. No. Spalding 769534
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

EASTGATE GARDENS, FLEET
(Garden of 5 Eastgate)

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RESIDENTIAL (1 NO. PLOT)

OFFICE COPY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120 — If you consider no fee is payable include a written explanation instead.

Signed M.G. Pickering Date 22.2.93 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 Certificates**

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

Please state Site Area 0.029 (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 pervious 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 Dwellings	✓	If so, how many: ONE.
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: sq. metres

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

5. **GENERAL INFORMATION** Please complete each section

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

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: Casegate Garden
Will there be—
Individual access(es) ✓
New estate road

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

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 or more trees ➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of Soakaways

B. For estate developments, please state how highway surface water will be disposed of N/A.

C. Please state whether a land drain will be affected no.

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES 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 right of way	no	
The proposal is known to affect contaminated or filled land	no	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.	N/A.	➡ Date: Consultee(s)
Is this application related to a previous submission?	no	➡ 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.

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.** (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 M. G. Pickering ..... ~~(Applicant~~ / Agent) Date 22.2.93.

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.
Owner's Name:
Address of owner at which notice was served: 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 farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 M. G. Pickering ..... ~~(Applicant~~ / Agent) Date 22.2.93...

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other

Inspected by

Date 5/3/13

Notice posted by

Date 5/3/13

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer SAB.

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt Issued P2277

Date first Rec'd 22 FEB 1993

Registration

Reference HOS/0140/93

Cross-Ref N/A

Date 23-FEB-93

Validation

TYPE OUTLINE.

Earliest permission

Site area 0.03.

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 120.

Additional Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 171

OS No's

Grid ref 5 39560 3 34920.

Ward TD

Parish FLEET

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref 1138

Linked to property

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

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

H05/0140/93

OUTLINE

Applicant: Mrs G Sketcher
Tel: 0406 22601

Agent: Mr M G Pickering
0775 769537

Description: Residential (1 Plot)

Location: Garden of 5 Eastgate
Eastgate Gardens
Fleet
Spalding

Valid date:	22-FEB-93	Terminal date:	19-APR-93
Target dates:		Target Committee:	31-MAR-93
To case officer	01-MAR-93	Report deadline:	17-MAR-93
Inspected by	08-MAR-93		
Extra contacts	15-MAR-93	Case Officer:	
Report if not clear by	29-MAR-93	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	25-FEB-93	11-MAR-93
Cllr B A Paul	0406 23100	25-FEB-93	11-MAR-93
Site/Press Advert MIN		02-MAR-93	23-MAR-93

L C C - OBs Attached for CB 8/3/93

SITE DETAILS

Grid ref: 539560 324920
OS Sheets: 171 Parcel:

APPLICATION REFERENCE: H05/0140/93 DATE RECEIVED: 22-FEB-93

TYPE: Outline

DESCRIPTION: Residential - one plot

LOCATION: Garden: 5 Eastgate, Eastgate Gardens, Fleet

APPLICANT: Mrs G Sketcher AGENT: Mr M G Pickering

REASON FOR COMMITTEE CONSIDERATION

Recommendation of refusal.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 31 MAR 1993

RECOMMENDATION

Refuse Permission.

1 SCA *The proposed development would constitute an over intensive form of development by virtue of the loss of private garden attaching to the adjacent property, 5 Eastgate, Fleet. As a consequence, the proposed development would bear an unsatisfactory visual relationship to that property which would be detrimental to the local street scene.*

PLANNING ISSUES

1 Concern over loss of residential and visual amenity.
2 Illustrative plan submitted showing siting of bungalow.
3 Even as single storey the proposal is considered unacceptable. Rear of applicant's bungalow would be about 24 feet from side of new property and as a consequence, the proposed development would bear an unsatisfactory relationship with that property.

REPRESENTATIONS

Parish Council: No comments received.

Public: Objection from neighbouring householder on grounds that if a two storey dwelling is involved, a loss of privacy would occur.

LATE OBS. SHEET No. 2/3

S.H.D.C. PLANNING DEPT. RECEIVED 18 MAR 1993 56

5/140/93

B. Smith Esq., Dep TP M&T(P),
Director of Planning and Building Control Dept.,
Council Offices,
Priory Road,
SPALDING PE11 2XE.

1, Eastgate Gardens,
Fleet, Holbeach SPALDING,
PE12 8NP. 16th. March 1993.

Dear Sir,

re: Proposed Residential Development, Eastgate Gardens, Fleet for Mrs. G. Sketcher.

Far from having any objections to the proposal by Mrs. Sketcher of building a bungalow in her garden, I consider the idea very plausible.

However, I would like to put forward the following two points:

1. It is noted that the frontage of the proposed bungalow and garage, as shown on Block Plan No. 0140/93 follows the line of the side of No. 5 Eastgate, whereas the frontage of the proposed bungalow which would be built in East GARDENS should, in my opinion, follow the building line of those bungalows adjacent to it; namely Nos. 1, 2 and 3, all of which have precisely the same building line, that line being approximately 2 metres further back from the pavement of Eastgate Gardens than that shown on the Block plan. The re-siting of the proposed bungalow and Garage en bloc the suggested 2 metres back, will have the effect of siting the bungalow so as to belong to Eastgate Gardens, and, I feel, would enhance that end of Eastgate Gardens.

2. It is noted that on the Block plan, No. 1, Eastgate Gardens is shown to have a clearance from it's boundary from Mrs. Sketcher's plot of 1 metre. In fact the actual measurement is 567 mm. If this measurement is to be copied between the proposed bungalow's garage and the boundary, this will make a total distance, garage to garage of 1.134 metresapprox. I would be quite prepared to allow a gate to be inserted in a fence in our common boundary so as to allow Meter readers access to both Gas and electricity meters in both garages to be read at the same time. From the above, Iam assuming that both gas and electricity meters will be sited in the wall of the proposed bungalow's garage, and I am also taking the liberty of assuming that new fencing will be erected between our properties.

I am grateful for the opportunity of putting forward the above, and I look forward to hearing from you.

Yours sincerely,

Peter C G Burton.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Prior[illegible]d, Spalding,
Lincol[illegible]re. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

LATE OBS: Offr. M Date 23/3
Salient points highlighted

Application no: H05/0140/93

Applicant: Mrs G Sketcher
5 Eastgate
Fleet
Spalding
Lincs PE12 8NA

Agent: Mr M G Pickering
10 Town Farm Close
Pinchbeck
Spalding
Lincs PE11 3SG

Description: Residential (1 Plot)

Location: Garden of 5 Eastgate Eastgate Gardens
Fleet Spalding

Type: OUTLINE

Date received: 22-FEB-93

25-FEB-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 12-MAR-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 J BLACKLOCK

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTION

[illegible] PLANNING DEPT.
[illegible] MAR 1993

Signed:

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H05/0140/93

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

Ensigate Gardens, Fleet.

3. Name, classification and number of road

U/C

4. Date application referred 25-2-93.

5. State whether outline, detailed application etc.

OL.

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

Residential - 1 Plot

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: 4/3/93 Signed: [signature]
Director of Highways and Planning

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2277
Date received : 22-FEB-93

Received from

Hinkley & Rugby B S

Address

5 Eastgate
Fleet
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

.ITH Dip TP MRTPI
of Planning & Building Control Services
.ning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/0140/93

Applicant: Mrs G Sketcher
5 Eastgate
Fleet
Spalding
Lincs PE12 8NA

Agent: Mr M G Pickering
10 Town Farm Close
Pinchbeck
Spalding
Lincs PE11 3SG

Description: Residential (1 Plot)

Location: Garden of 5 Eastgate Eastgate Gardens
Fleet Spalding

Type: OUTLINE

06-APR-93

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 refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

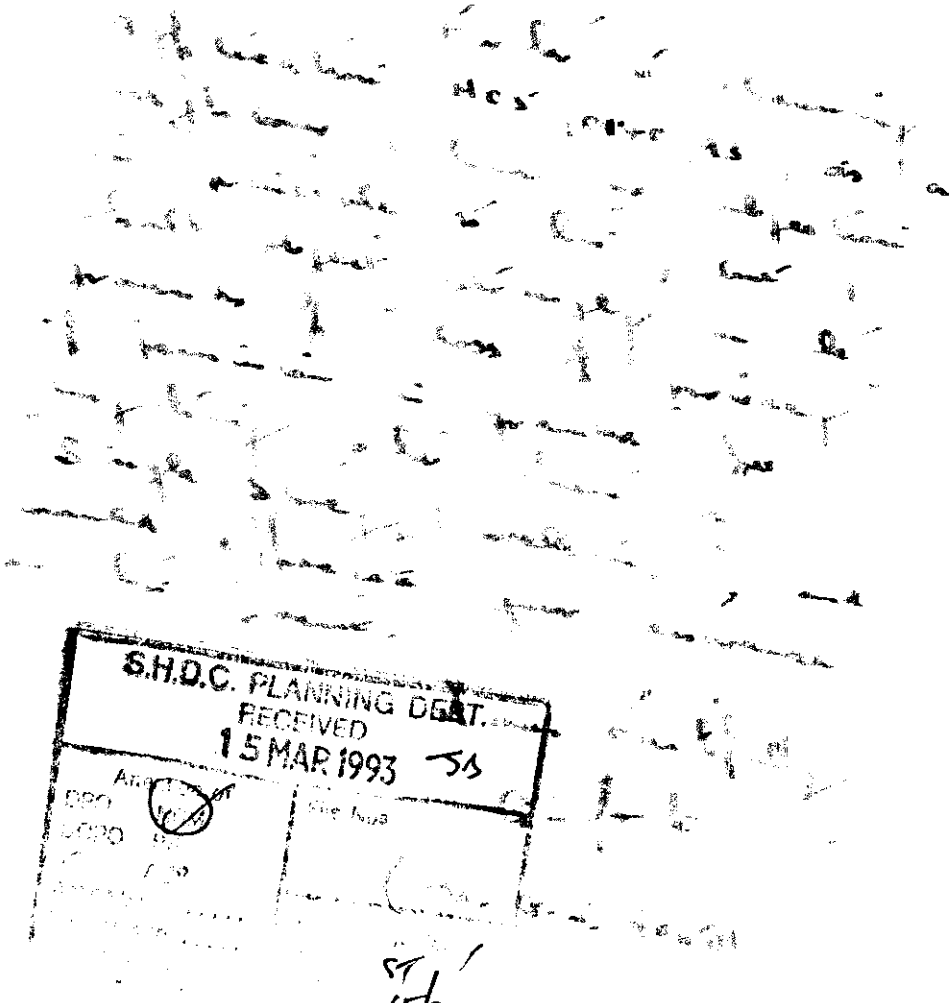
Yours faithfully
B SMITH
Director of Planning and Building Control Services

COPY SENT TO:-

Mr G North
24 Eastgate Gardens
Fleet Hargate
Holbeach
Spalding, Lincs. PE12 8NP

OBJECTION

24 EASTGATE GARDENS
FLEET HARGATE
HOLBEACH
LINCS.
PE12 8NP
TEL. 0406 23154



ST
15/3