

H06-0068-12

02 FEB 2012

Application for Planning Permission.
Town and Country Planning Act 1990

FILE COPY

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	Daniel	Surname:	Gaunlett
Company name:					
Street address:	The Old Post Office			Country Code	National Number
	Main Road			Telephone number:	
	Gedney Drove End			Mobile number:	
Town/City:	Holbeach			Fax number:	
County:	Lincolnshire			Email address:	
Country:					
Postcode:	PE12 9PD				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Robert	Surname:	Lowe
Company name:	Robert Lowe Chartered Architect				
Street address:	1 - 2 North End			Country Code	National Number
	Swineshead			Telephone number:	
				Mobile number:	
Town/City:	Boston			Fax number:	
County:	Lincolnshire			Email address:	
Country:	United Kingdom				
Postcode:	PE20 3LR				

lowearchitect@gmail.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed demolition and rebuilding of single storey rear offshoot, installing replacement windows & creation on new access.

Has the building, work or change of use already started?

☐ Yes ☒ No

h. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	OLD POST OFFICE		
Street address:	MAIN ROAD		
	GEDNEY DROVE END		
Town/City:	SPALDING		
County:			
Postcode:	PE12 9PD		

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	546235
Northing:	329258

i. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No**i. Pedestrian and Vehicle Access, Roads and Rights of Way**

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

08090.04A

j. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Existing council collections will remain.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Existing council collections will remain.

k. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No**l. Materials**

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:Description of *existing* materials and finishes:

red facing bricks in lime mortar

Description of *proposed* materials and finishes:

red facing bricks, salvaged from demolitions, in lime mortar

Roof - description:Description of *existing* materials and finishes:

natural slate with clay hips & ridges

Description of *proposed* materials and finishes:

clay ridges & slate, salvaged from demolitions, with matching salvaged materials as necessary to replace any decayed slates.

9. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

timber framed sash & casement windows

Description of *proposed* materials and finishes:

Replacement windows to be timber framed sashes, with timber framed folding/sliding windows to the West of the living room.

Doors - description:

Description of *existing* materials and finishes:

Timber framed, part glazed at the rear and planked, ledged & braced doors to the bakery.

Description of *proposed* materials and finishes:

Existing doors, where retained in use, will remain.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Pavement crossing (not dropped kerb) into dirt parking area.

Description of *proposed* materials and finishes:

Tarmac dropped kerb & pavement crossing to LCC Highways specification leading to graveled parking area [self draining].

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

08090.01, 02, 03, 04A, 05B & 06A

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐
Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

There are no changes to the existing drainage system, see 08090.04A

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake
☒ Soakaway ☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

b) Designated sites, Important habitats or other biodiversity features

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

14. Existing Use

Please describe the current use of the site:

dwelling

Is the site currently vacant?

- ☐ Yes
- ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

- ☐ Yes
- ☒ No

Land where contamination is suspected for all or part of the site?

- ☐ Yes
- ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

- ☐ Yes
- ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
- ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
- ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'B55837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

- ☐ Yes
- ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

- ☒ Yes
- ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	0
Total existing residential units	1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
- ☒ No

1. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

2. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
Other							☒

3. Site Area

What is the site area?

608 sq.metres

4. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

not applicable

Is the proposal for a waste management development?

☐ Yes ☒ No

5. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

6. 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)

☐ The agent ☒ The applicant ☐ Other person

7. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Robert Surname: Lowe
 Person role: Agent Declaration date: 01/02/2012 ☒ Declaration made

8. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Robert Surname: Lowe
 Person role: Agent Declaration date: 01/02/2012 ☒ Declaration Made

9. Declaration

We hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date 01/02/2012