FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H06/1355/01 Received: 18-DEC-01 Type: FULL

Name: Mr & Mrs R Reeve
58 Roman Bank
Gedney Dyke
Spalding
Lincs PE12 0AR

Agent: A C Hornsby
Peak Hill
Cowbit
Spalding
Lincs. PE12 6AW

Description: Annexe extension to house

Location : 58 Roman Bank Gedney Dyke

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 proposed extension would, by reason of its scale and design, have an overbearing effect upon the living conditions of the adjoining bungalow to the west. The proposal is therefore contrary to Policy E1 of the adopted South Holland District Local Plan. This indicates that new development should maintain the amenity of adjacent residents, existing and future.

The determined plans are:
Dwg. No. 91/82/1 received 27 November 2001.
Dwg. No. 01/82 received 18 December 2001.
Dwg. No. 01/82/12 received 6 February 2002.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Director of Customer Services
20 MAR 2002

H06/1355/01

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

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Town and Country Planning Act etc

DRAFT REFUSAL

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The determined plans are:

Director of Customer Services
14 MAR 2002

H06/1355/01

N1

TOWN AND COUNTRY PLANNING ACT 1971

REFERENCE : H05/0148/88

DATE RECEIVED : 3 2 88

APPLICANT : Mr & Mrs R T Hook
58 Roman Bank
Gedney Dyke
Spalding
Lincs

AGENT : Hicks Williams Ptnrs
Four Winds
Tydd Low Road
Long Sutton
Spalding Lincs

TYPE : Full GRID REF : 541860 326400

DESCRIPTION : Extension & alteration to existing cottage

LOCATION : 58 Roman Bank, Gedney Dyke

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.

   Reason: As required by Section 41 of the Town and Country Planning Act 1971

B Smith

District Planning Officer (C)
6th April, 1988

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

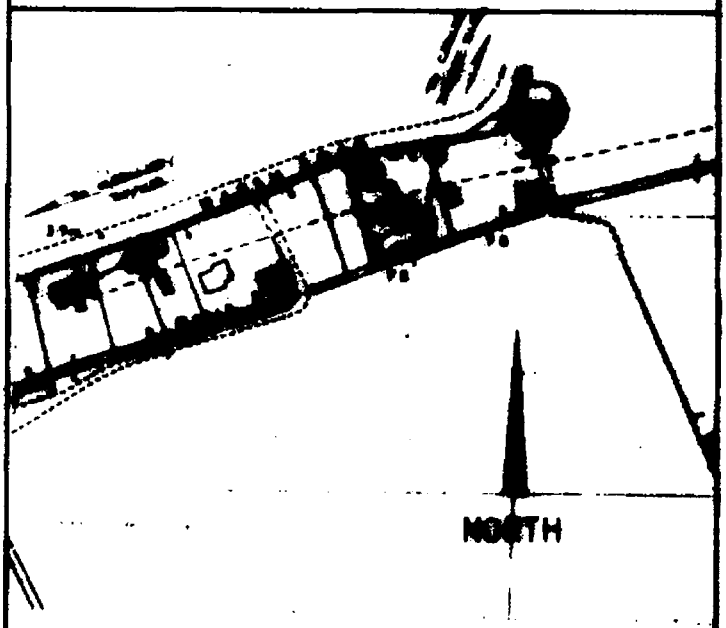
SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

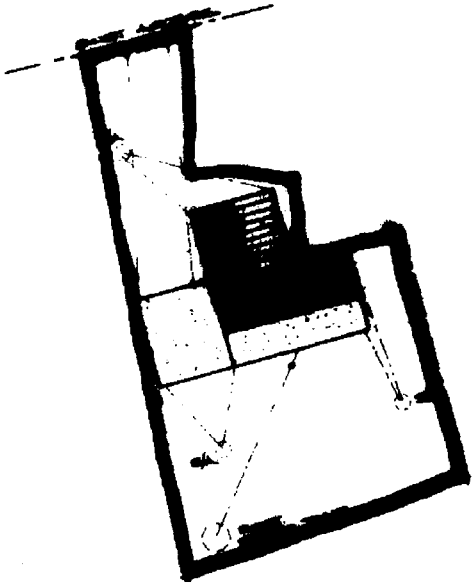
CONTRACTOR TO CHECK
ALL DIMENSIONS ON SITE
BEFORE WORK COMMENCES

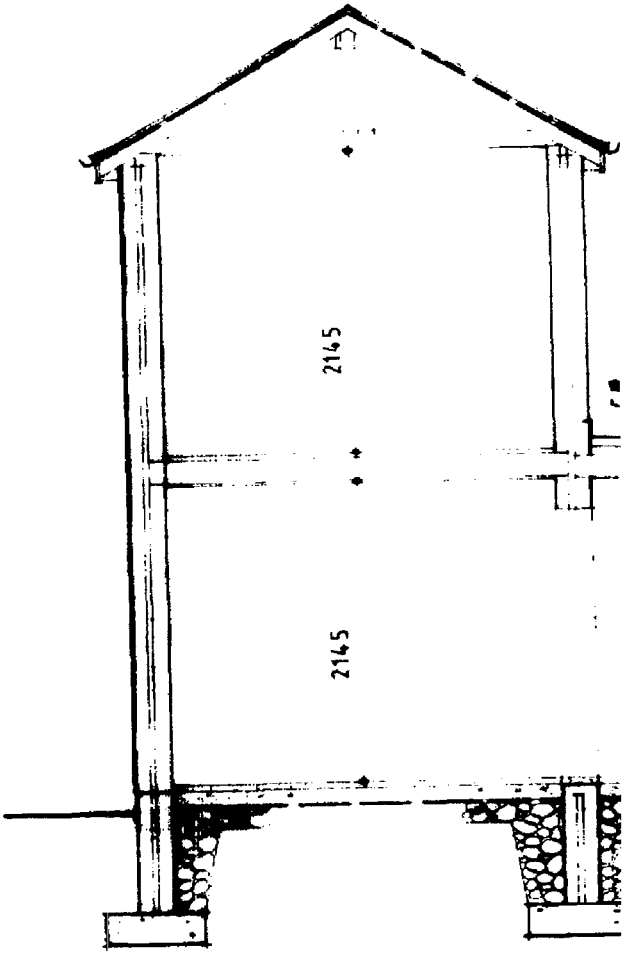


Notes & Schedules

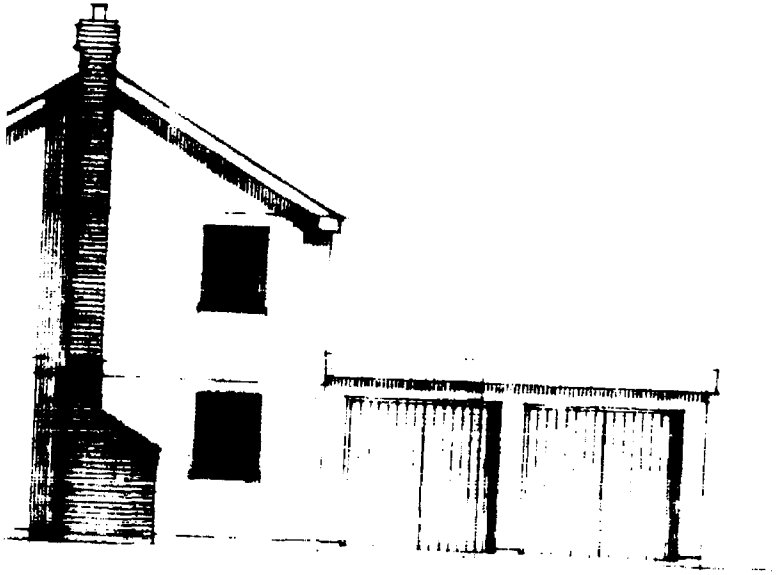


Location plan 1:2500



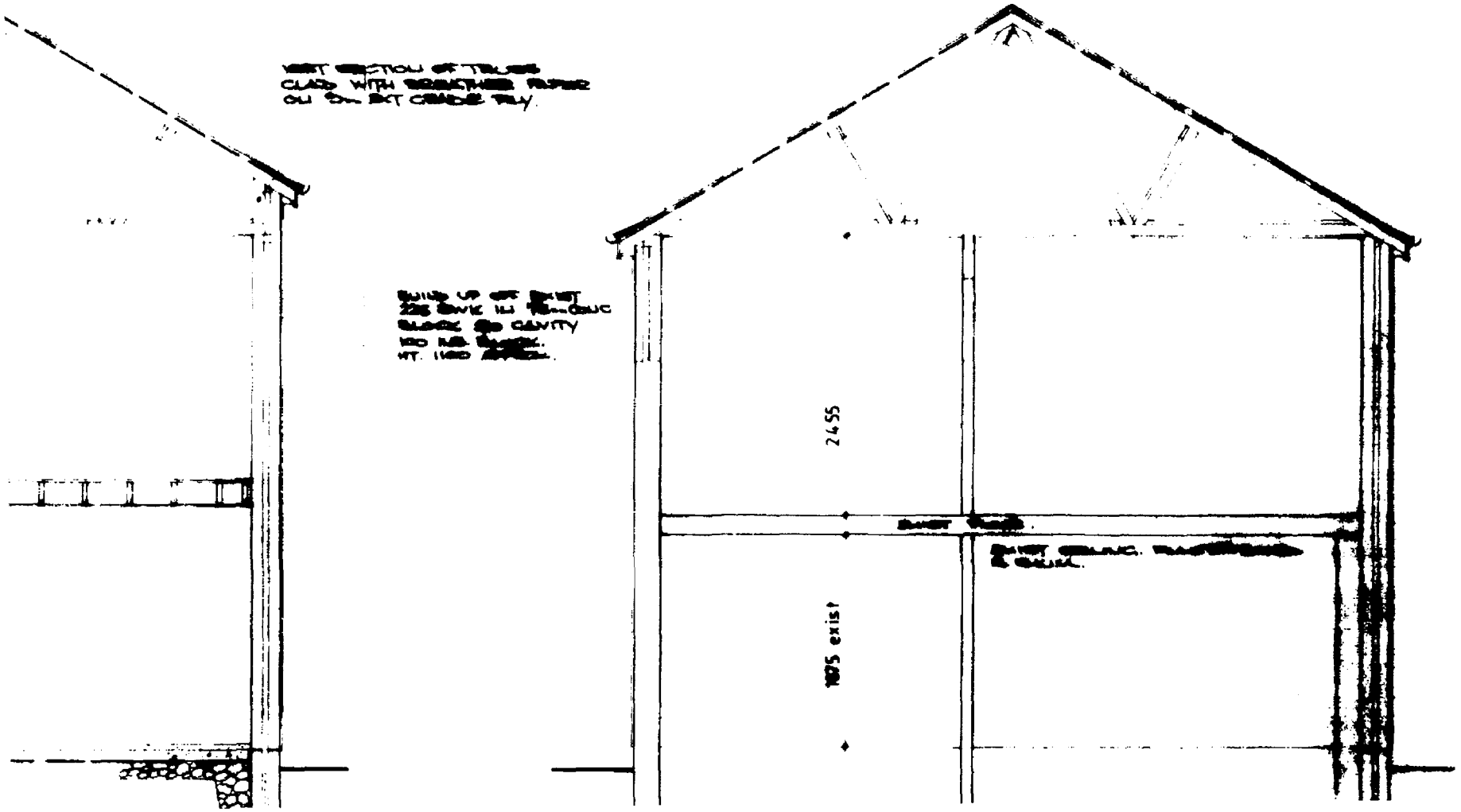


Section C - C





side elevation


2455
1875 exist



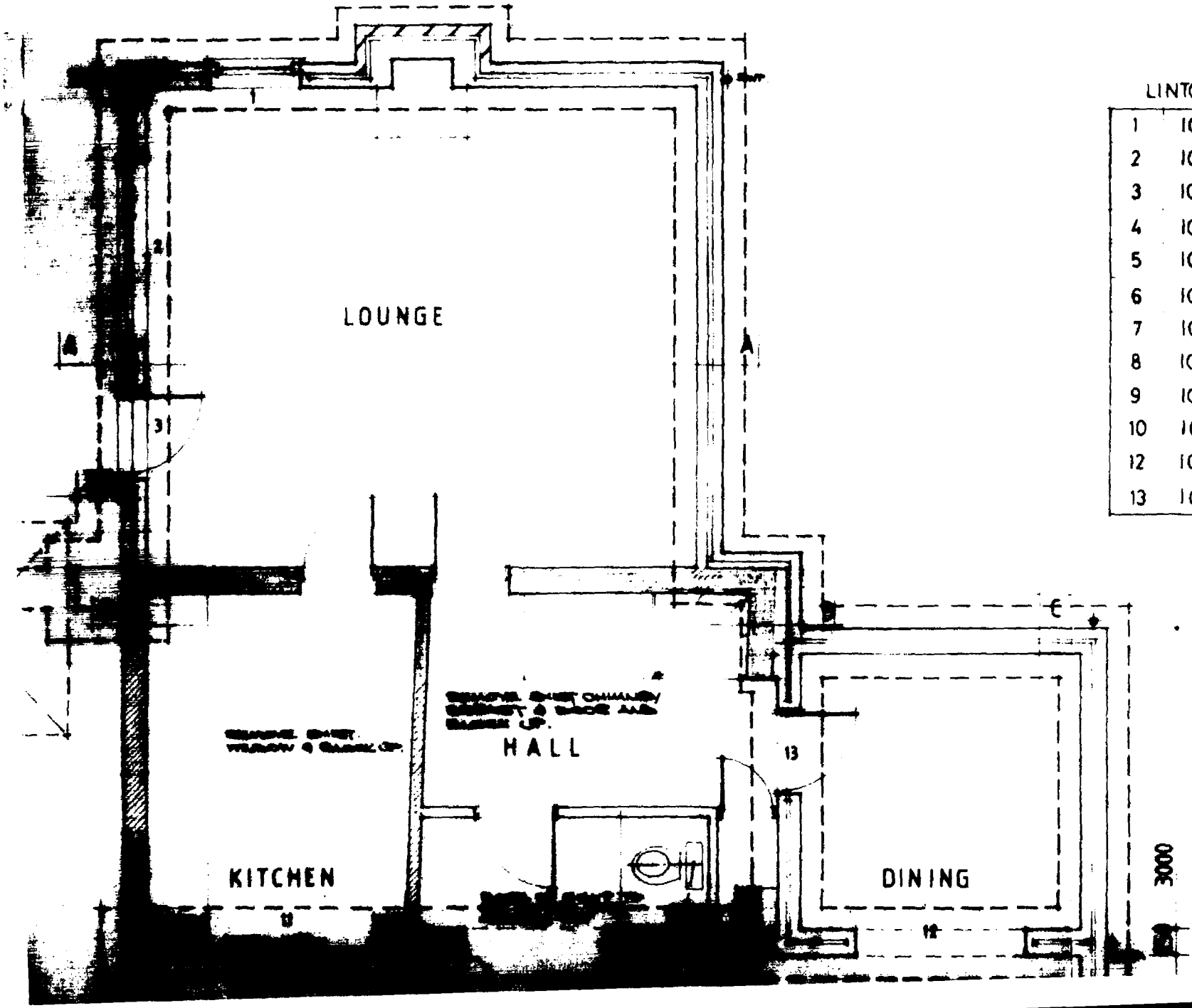
PLAN
REF. 1-6/148/88

revision	date	init.	revision details

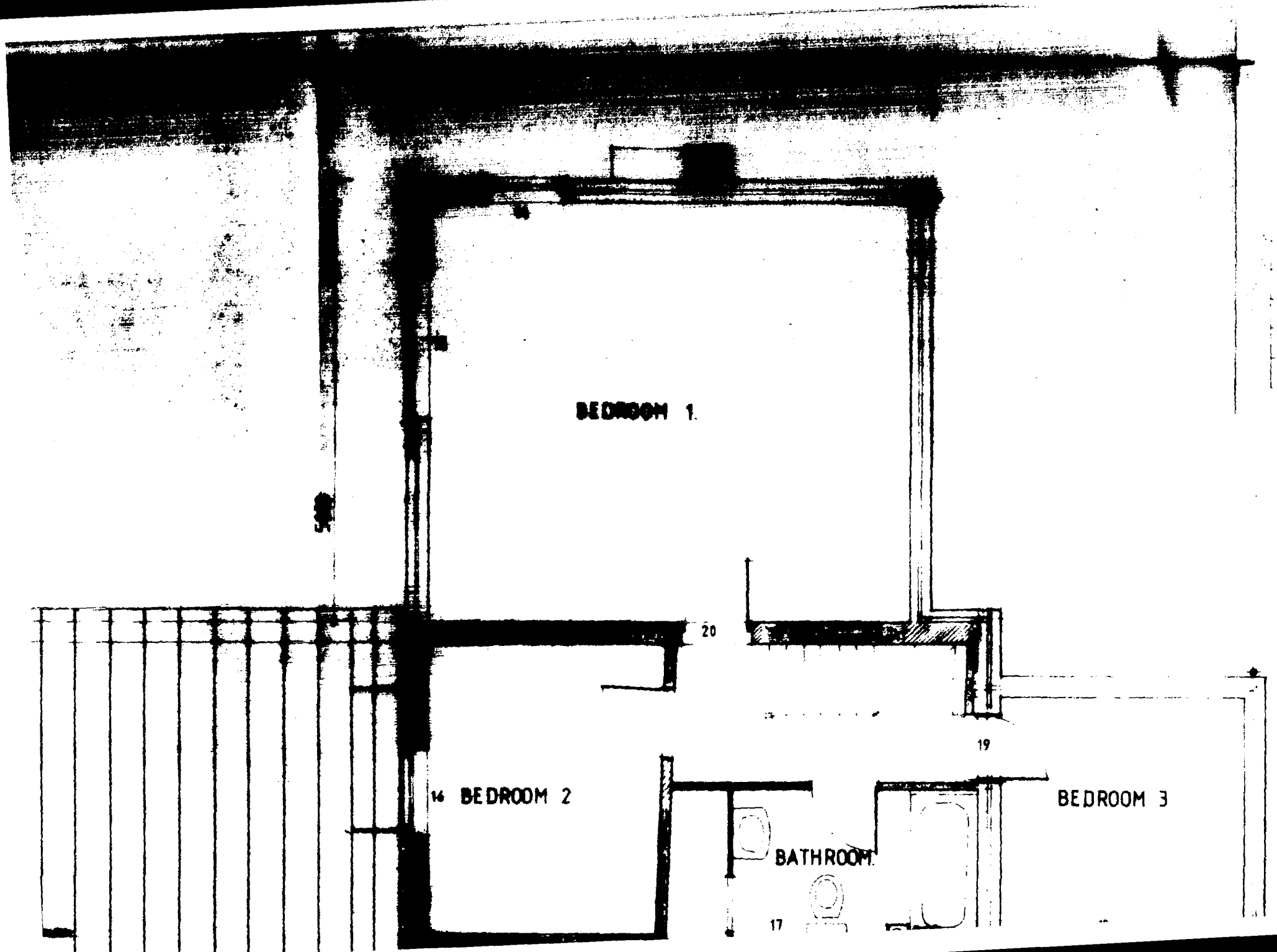
HICKS WILLIAMS PARTNERSHIP
Architectural Design Consultants

Four Winds, Tydd Low Road,
Long Sutton, Spalding, Lincs. PE12 9AR
Tel. 0406 363908.

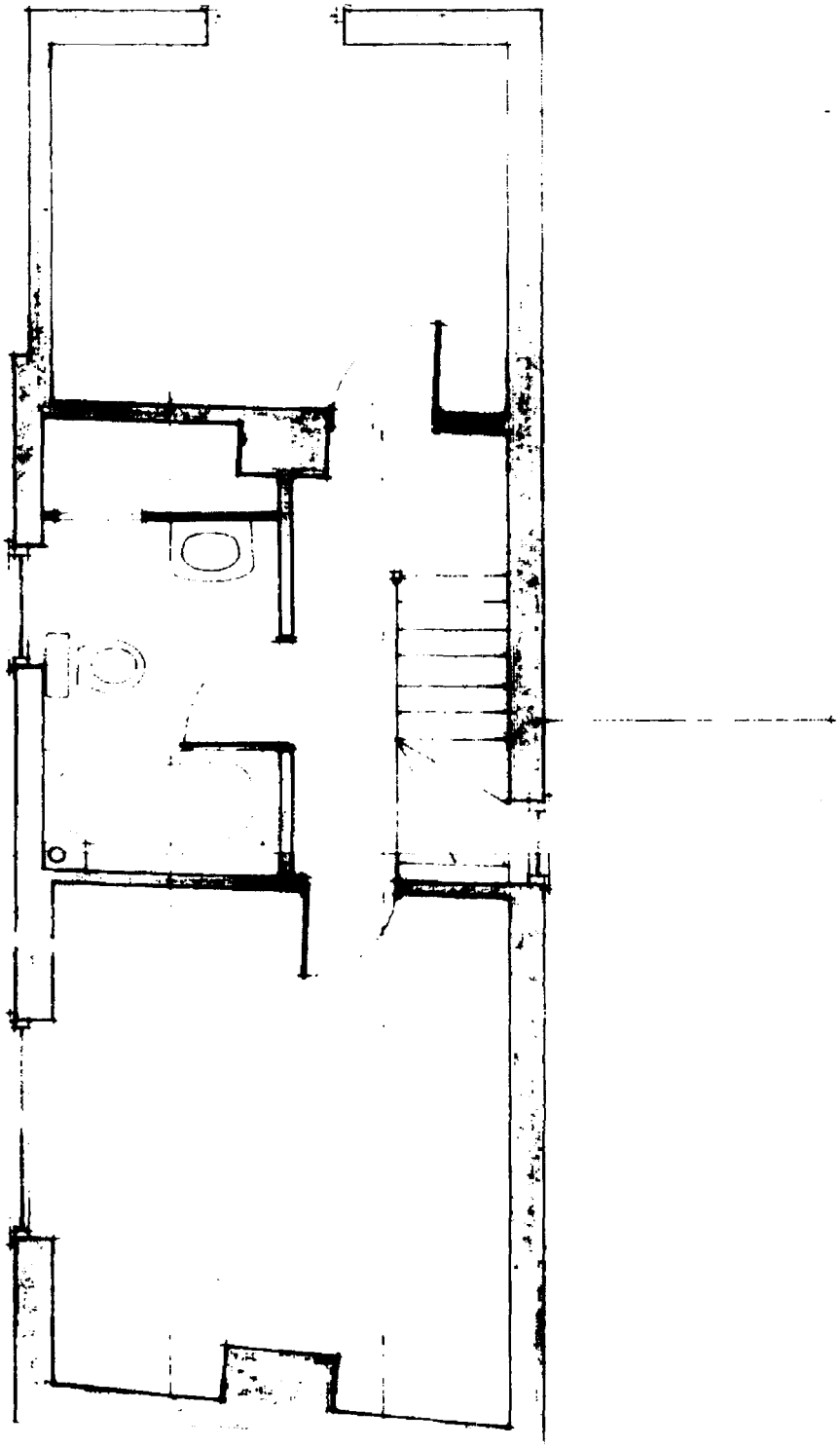
client

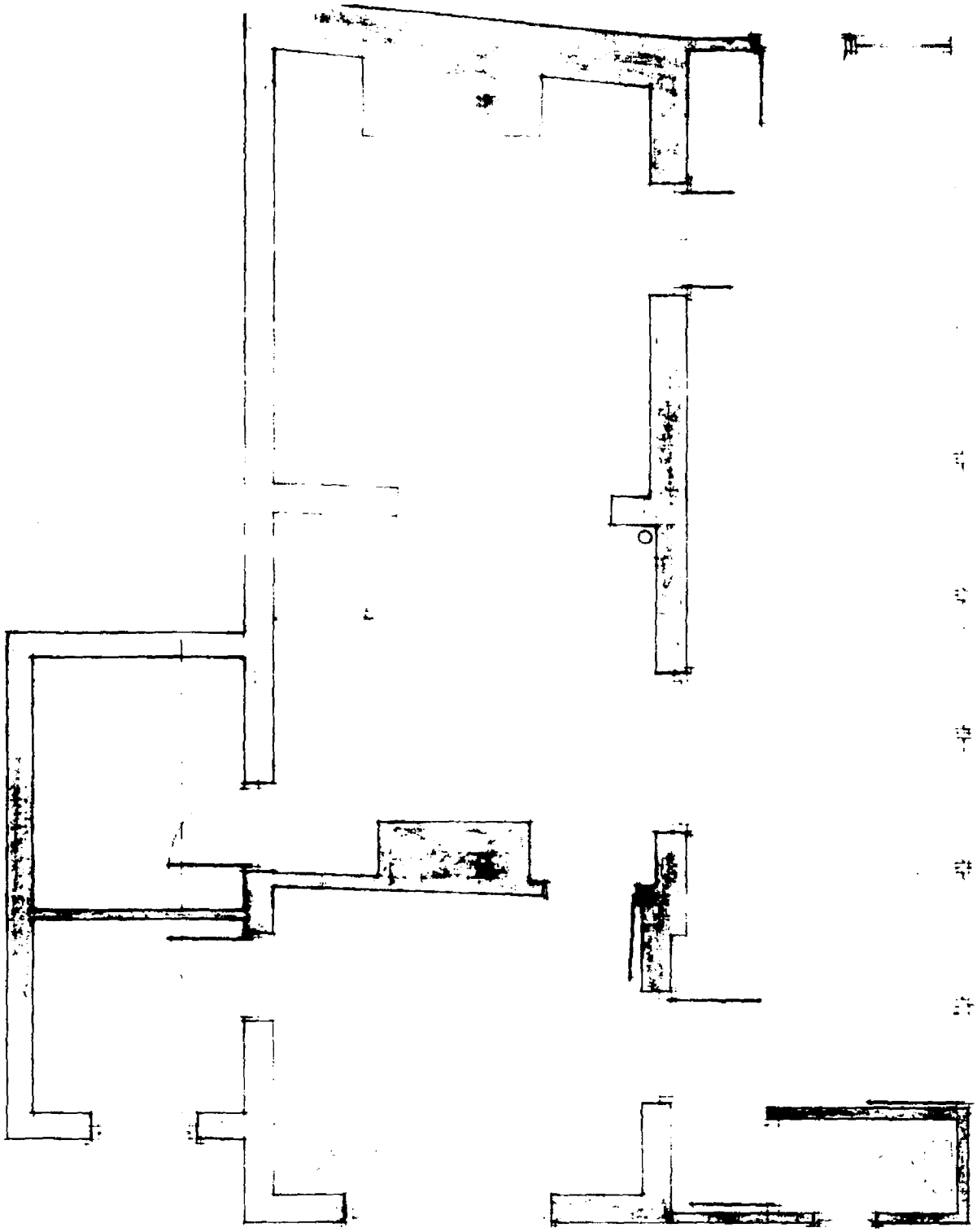


LINTOLS		GROUND FLOOR	
1	IG	L1 | S	1200
2	IG	L1 | HD	2100
3	IG	L1 | S	1200
4	IG	L1 | HD	2550
5	IG	L1 | HD	2550
6	IG	L1 | HD	1650
7	IG	L1 | HD	1200
8	IG	L1 | HD	2100
9	IG	L1 | HD	2100
10	IG	L1 | HD	2100
12	IG	L1 | HD	2000
13	IG	L1 | S	1200


BEDROOM 1.
20
19
14
BEDROOM 2
BATHROOM
17
BEDROOM 3

FIRST FLOOR EXISTING





N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

660/87

APPLICATION NO: H6/0706/86 4 E DATE RECEIVED: 24/07/86

APPLICANT: Mrs M Fitch
"Yendeg"
58 Roman Bank
Gedney Dyke
Nr. Spalding, Lincs.

AGENT: Messrs Hix & Son
26 Church Street
Holbeach
Spalding
Lincs.

TYPE: Outline GRID REF: 541830 326400

DESCRIPTION: Use of land for one residential building plot.

LOCATION: Roman Bank, Gedney Dyke.

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission.
(b) the expiration of two years from the final approval of reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 41 of the Town and Country Planning Act 1971.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
1) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
2) The siting and design of any vehicular access to a road;
3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

Cont/...

This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M R T P I , DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE SPALDING 61161

H6/0706/86

NOTE TO APPLICANT

When submitting the reserved matters you are advised to avoid submitting any details which may prejudice development on the adjacent land.

District Planning Officer (C)
7th October 1986

TOWN AND COUNTRY PLANNING ACT 1971

APPROVAL OF RESERVED MAT[illegible]RS

[illegible]

[illegible]

APPL[illegible] [illegible] AGENT : Loweth [illegible]
[illegible] 4 Vic[illegible]
[illegible] Holbe[illegible]
[illegible] SPALD[illegible]
[illegible] Lincs

TYPE [illegible] GRID REF . 541830 32[illegible]

DESCRIPTION [illegible] of bungalow and garage for [illegible]
[illegible]

LOCATION Marsh Road, Gedney Dyke

The South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in respect of the above details in accordance with the application and plans submitted, for the purpose of the conditions imposed on the grant of outline planning permission, subject to any condition(s) set out below

NOTE TO APPLICANTS
This permission is granted in accordance with the application submitted as revised by the amended plans received by the Local Planning Authority on 24th Jul 198[illegible].

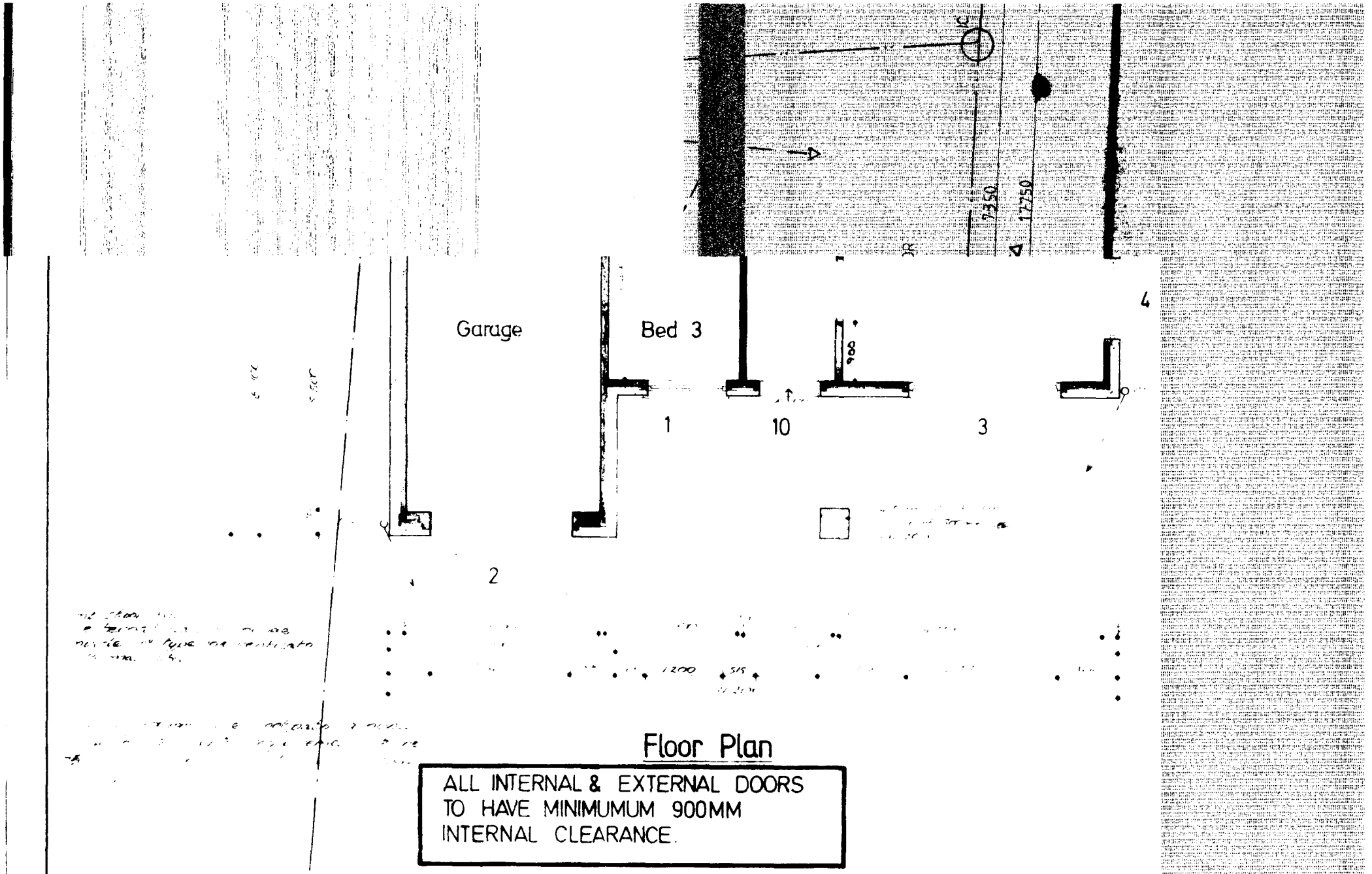
District Planning Officer [illegible]
12th August 198[illegible]

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, th[illegible] be obtained separately

SOUTH HOLLAND DISTRICT COUNCIL

B SMITH M R T P I , DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE SPALDING 61161

Roof Plan



Floor Plan

ALL INTERNAL & EXTERNAL DOORS TO HAVE MINIMUMUM 900MM INTERNAL CLEARANCE.

Boundary
Bed 1
Bed 2
Hall
Kitchen
12
11
8
7
6
5

9
7350
17750

Inspection Chamber Construction
Superstore polypropylene inspection chambers bedded on 150 conc. form protective 225 thick conc. collar around head of I.C. with 300 projection from cover. Covers to be grade C - light duty covers

Drainage
Foul water drainage to be 100 ø p.v.c. or superstore flexibly jointed clay pipes bedded on 50 pea gravel. Under buildings drains to be encased in 150 pea gravel with lintel over at wall abutments. Also provide 25 gap to be filled with compressible material. 100 ø P.V.C. S & V.P. to extend 900 above window & door heads, terminating in balloon finial. S & V.P. to be fitted with access plate @ base. 40 int. ø p.v.c. waste pipes from all appliances complete with 75 deep sealed traps & rodding eye access points @ every direction change.
All above ground drainage to B.S. 5572
All below ground drainage to BS 8301
Drains to be laid to a self cleansing gradient min fall 1:70 max 1:40

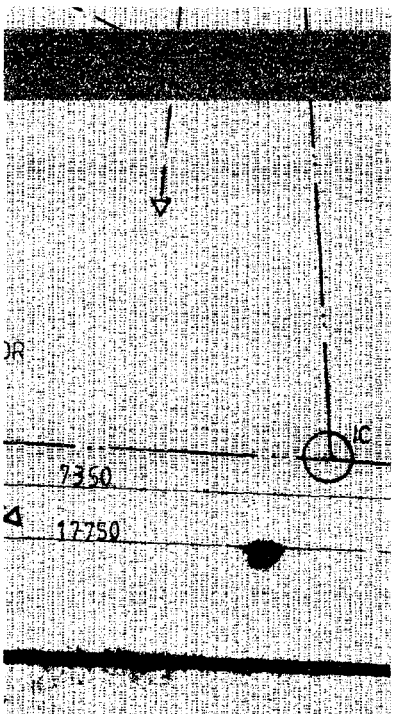
Rainwater Goods
100 hr p.v.c. gutters & 65 ø rainwater downpipes

S & V Drainage
100 ø superstore flexible jointed pipes to fall 1:70 bedded on 50 pea gravel. Connect to 1.2 m ø Soakaway positioned min 5.0 m from any dwelling

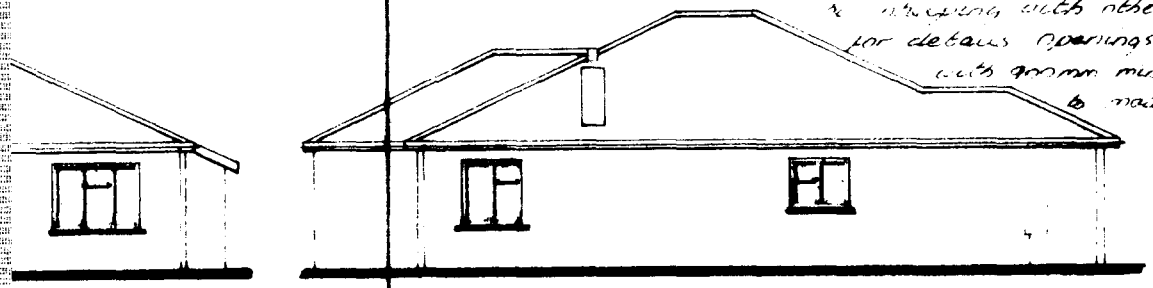
Protection of foul & surface drains
Where flexible pipes are not under a road/drive & have less than 600 cover, conc paving slabs should be laid as bridging above the pipes on min. 75 pea gravel. If flexible pipes are under a road/drive & have less than 900 cover, reinforced conc. bridging is to be used

Flue construction
225 x 225 clay flue liners to BS 1181:1971 with 100 b.w.k. surround. Flue to extend 600 above ridge or min 1.0 m above roof intersection if more than 600 away from ridge & to terminate in 75 conc capping & clay pot. Provide 4 lb. lead flashing 2 no courses of red eng. b.w.k. as d.p.c. no timber to be within 40 of chimney

Open Fire
To be capable of burning smokeless fuel. To have hearth as shown & to be 125 thick. Build into brick jambs & open fire 2 no metal anchorage points



Roof Tiles Marley Old English Dark Red



Side

Joinery

All specified joinery is by Messrs Boulton & Paul [illegible] joinery to be sadolin stained.

Opening 6 to be purpose made 1950 × 1500 m window to be [illegible] with other specified joinery. See elevations for details. Openings 10 & 11 to be purpose made with 900mm min internal clearance with design to match that of Boulton & Paul [illegible] & [illegible] respectively. See elevations for details.

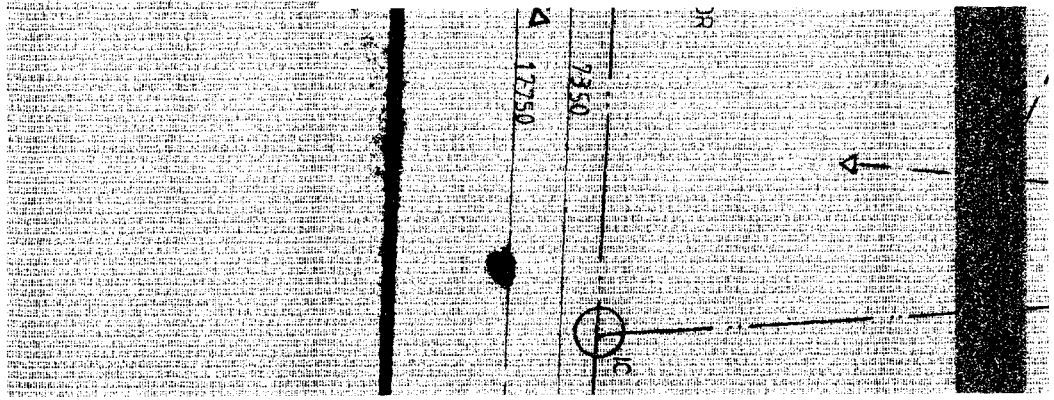
Internal doors [illegible] to be pressed panel type min [illegible] clearance 900mm.

[illegible] lead [illegible] to make completely watertight.

Internal lintels to be [illegible] internal [illegible]

Door Window & Lintol Schedule

	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]
[illegible]	Garage	[illegible]	3150 mm
3	Lounge	[illegible]	[illegible]
4	Lounge	[illegible]	500mm
5	Kitchen	210 cv [illegible]	500 mm
[illegible]	Kitchen	Purpose made	2250mm
7	Bed 2	313 cvc	2100mm

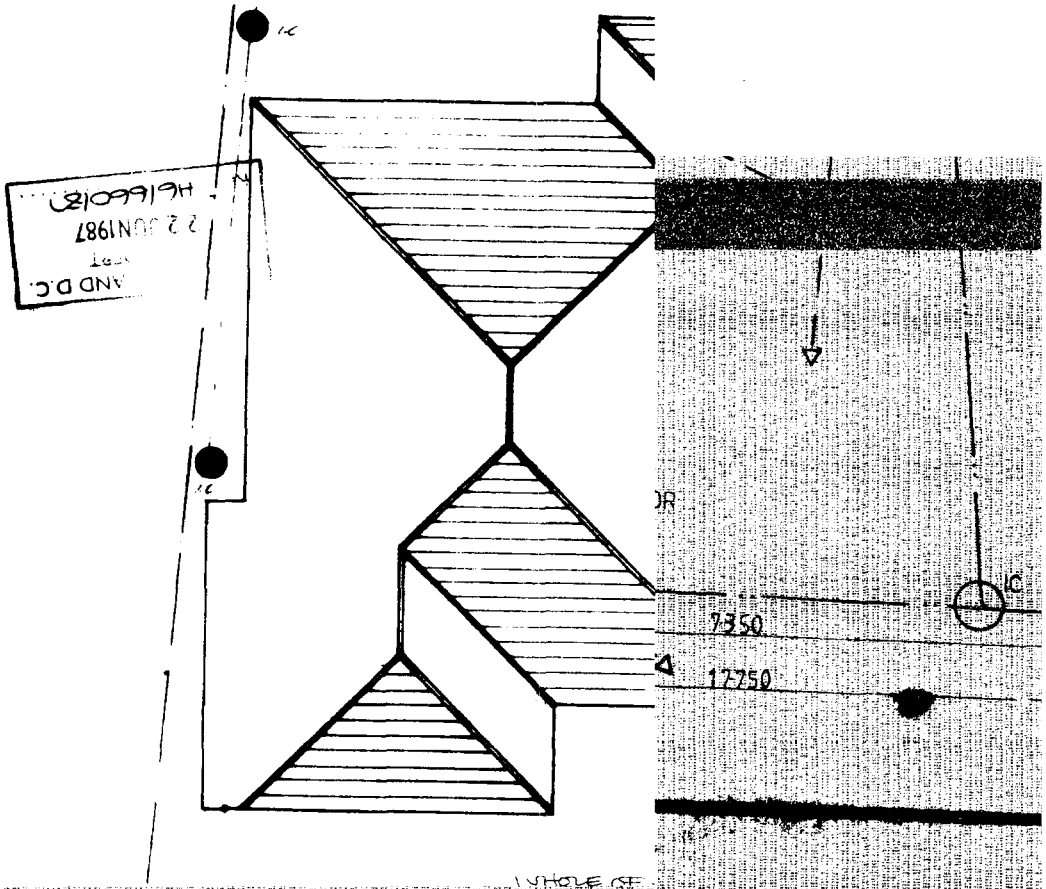


septic Tank

Connect foul water drains to 600gal. in capacity Klargester type septic tank constructed in accordance with local authority requirements. Provide min 23.0m land percolation drains from septic tank subject to porosity test in accordance with clause 15.3.2 of BS. 6297. 1983

septic tank to be positioned 12.0m from living part of dwelling





APPLICATION REFERENCE: H06/0660/87 DATE RECEIVED: 22.6.87

APPLICANT: Mr & Mrs K Rayner
The Stores
Gedney Dyke
Spalding
Lincs

AGENT: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

TYPE: RM

DESCRIPTION: Erection of bungalow and garage for disabled

LOCATION: Marsh Road, Gedney Dyke

REPRESENTATIONS

Parish Council: No objections, but address is Roman Bank, not Marsh Road.

Technical objections: County Highways Authority - Does not wish to restrict the granting of permission.

Public objections: 46 Roman Bank, expresses concern over the affect on her property. Asks questions relating to the following:-
- How close would the proposed bungalow be to my boundary?
- Would the proposed dwelling overlook?
- Would the bungalow affect the future position of a dwelling on my plot?
- Would objections of any new resident on the new plot affect my application?

PLANNING POLICIES/DOE ADVICE
Inside IBD

PREVIOUS DECISIONS
H06/0706/86 - Outline - Residential development (1 plot) - Consent

PLANNING ISSUES
1. The letter received from the owner of the land to the west reiterates the points of concern expressed by objector when outline permission was granted, but which were not pertinent at that time.
2. The site has a 14 metre frontage which reduced to approximately 10 metres at its rear boundary. To the east is the driveway to the applicants property. To the west of the site beyond a 1 metre hedge is the objector's garden.
3. The proposed bungalow would be located approximately 1 metre from the garden to the west and 6.1 metres from the highway. Two windows (kitchen and lounge) would overlook the garden to the west but the main aspects are to the front and rear. Regarding a possible objection from a future occupant of this site against an adjacent development, whether any objection would be upheld depends on how substantive it was.