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Ref: 2888-15

RESIDENTIAL DEVELOPMENT
OFF LANGWITH DRIVE
HOLBEACH
SPALDING
LINCS
PE12 7HQ

FOR

MR & MRS J EDWARDS

PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69
Registered in England No: 5667107
Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

Ref: 2888-15

RESIDENTIAL DEVELOPMENT
OFF LANGWITH DRIVE
HOLBEACH
SPALDING
LINCS
PE12 7HQ

The application is a re-application following refusal of application H09-0815-15 for a single building plot for a two bedroom retirement bungalow with car parking space for the benefit of Mr & Mrs J Edwards.

The application is the rear garden of 55 Langwith Drive, Holbeach, which is the applicants current dwelling, the proposal will have direct access off Langwith Drive to the rear.

The refusal notice stated the following:-

1. *The proposed development would constitute a cramped and incongruous form of development that would be at odds with the character of the surrounding area by virtue of the size of the plot, its location and relationship with neighbouring properties. As such, the proposal is considered contrary to Polices HS4, SG14 and SG17 of the South Holland Local Plan, 2006. These polices indicate that new development will be permitted on suitable sites in Area Centres and should make a positive contribution to the character and appearance of the locality. They are in accordance with advice within Paragraph 17 and Sections 6 and 7 of the National Planning Policy Framwork, 2012.*

The re-application includes the applicants requirements for a two bedroom bungalow which includes space around the bungalow which provides adequate amenity areas to the front and rear, the main reason for refusal of the previous application appears to be a "cramped and incongruous form of development" which seems to have been ignored in the development opposite which was approved under application H09-0262-08 and was "shoe-horned" into a narrow space between 47 & 49 Langwith Drive (see plan and photographs in appendix).

The proposal for a two bedroom bungalow provides more than enough private garden for the applicants retirement needs.

RESERVED MATTERS

If approved the final design and architectural details to be agreed at Reserved Matters stage.

APPLICATIONS PLANS

2888-15-01	Floor Plans, Elevations & Site & Location Plans

G R Merchant
January 2016

APPENDIX

LOCATION PLAN 1/1250

'GOOGLE' PLANS & PHOTOGRAPHS

REFUSAL NOTICE H09-0815-15

PLANNING PERMISSION H09-0262-08
BETWEEN 47 & 49 LANGWITH DRIVE

LOCATION PLAN 1/500
SHOWING APPLICATION SITE & 4 BEDROOM HOUSE
'SHOE-HORNED' BETWEEN 47 & 49 LANGWITH DRIVE &
PHOTOGRAPHS

Ref: 2888-15

LOCATION PLAN 1/1250

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H09-0262-08.

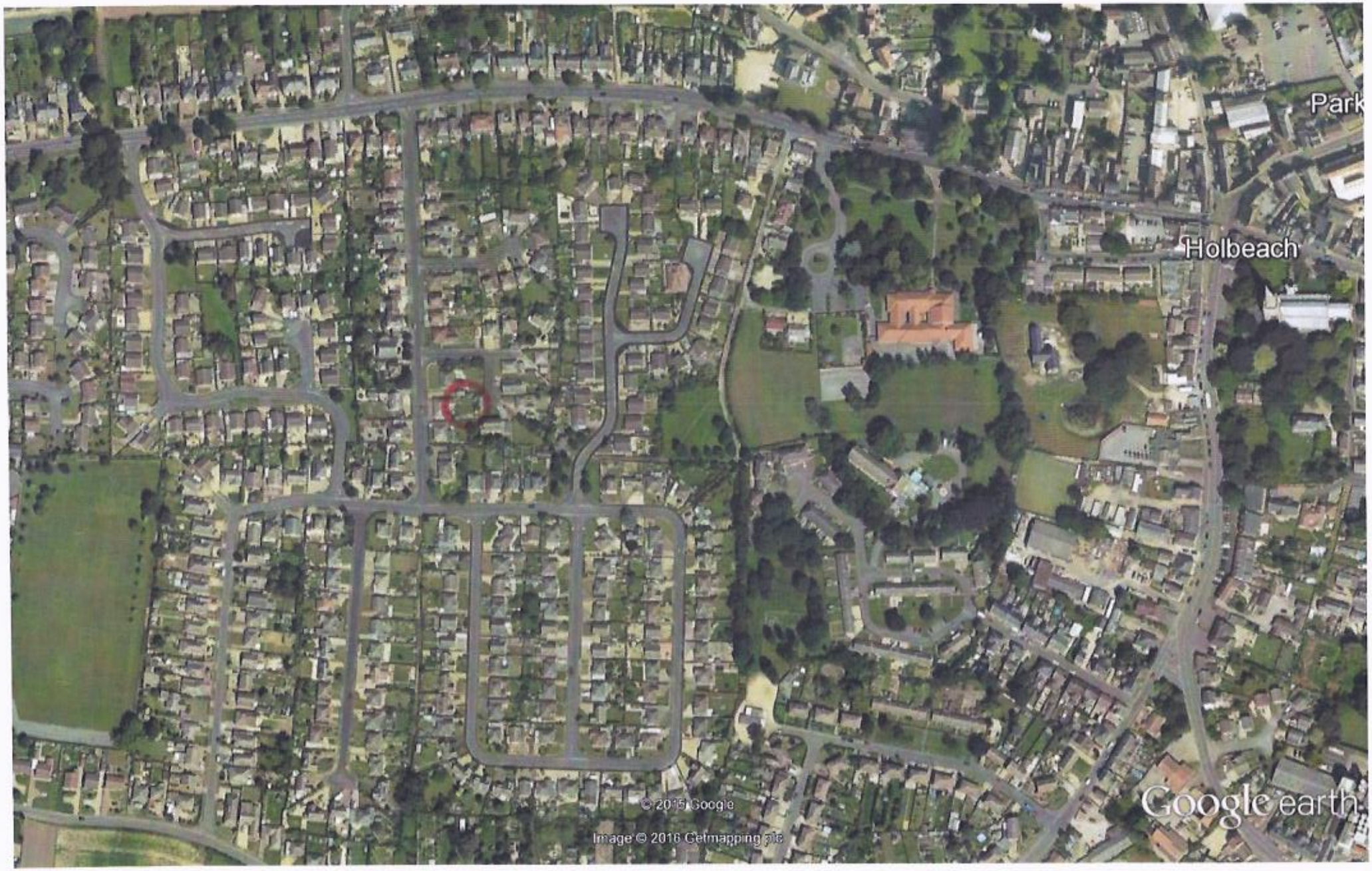
LOCATION PLAN.
1/1250.

Ref: 2888-15

'GOOGLE' PLANS & PHOTOGRAPHS

Google earth

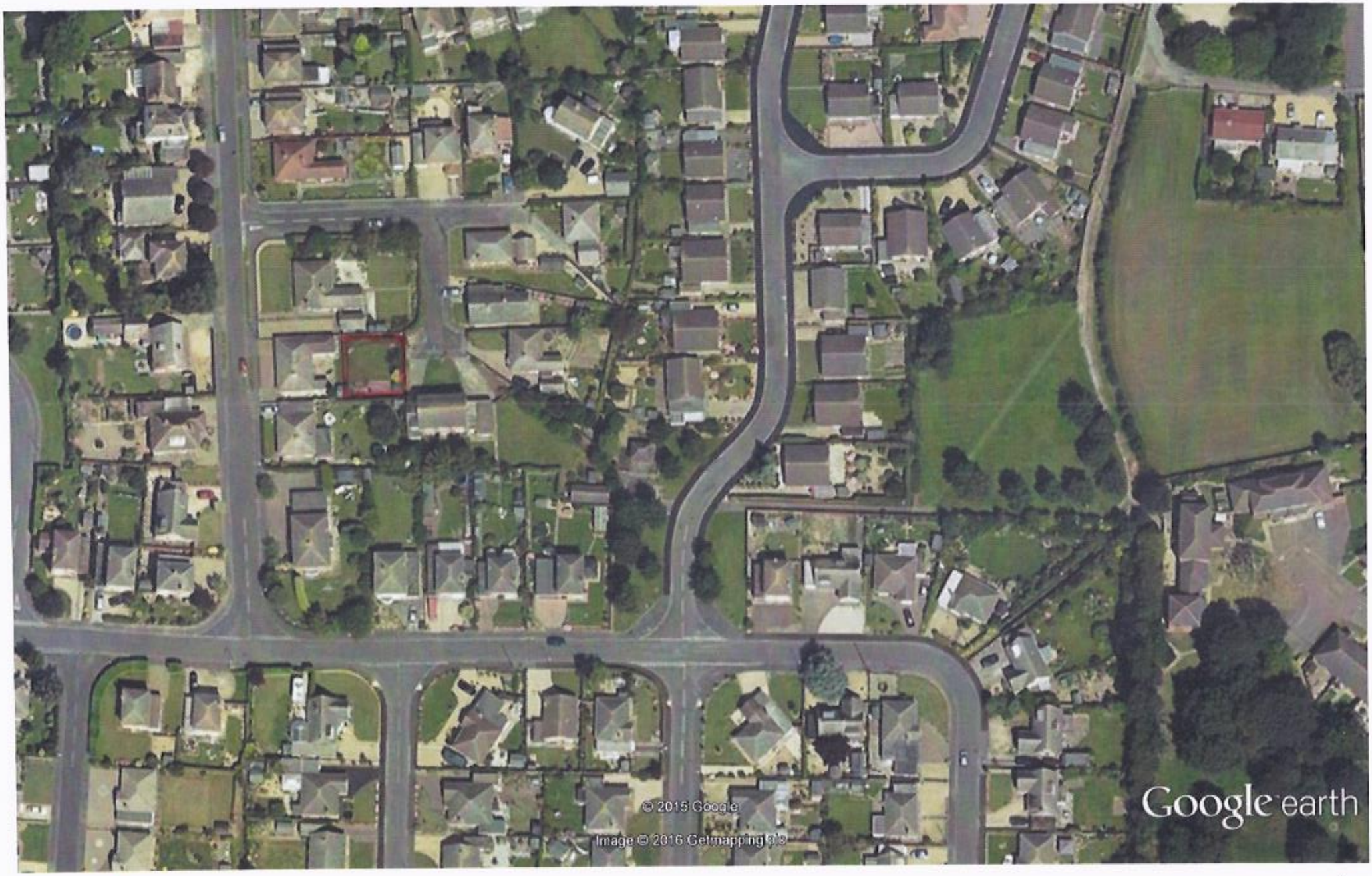
miles 1
km 2



Google earth

feet 1000

meters 600



Google earth

feet 700
meters 200

APPLICATION SITE

Google earth

feet 400
meters 100

H09-0262-08.

Google earth

feet 10
meters 3

Ref: 2888-15

REFUSAL NOTICE H09-0815-15

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Mr John Edwards
55 Langwith Drive
Holbeach
Lincolnshire
PE12 7HQ

TOWN AND COUNTRY PLANNING ACT 1990
OUTLINE PERMISSION

Reference: H09-0815-15 **Date of Decision:** 19th November 2015

Applicant: Mr John Edwards
55 Langwith Drive
Holbeach
Lincolnshire
PE12 7HQ

Location: 55 Langwith Drive Holbeach Spalding

Description: Residential development - erection of dwelling

South Holland District Council hereby give notice that this application has been REFUSED for the above proposal for the following reason(s):

1 The proposed development would constitute a cramped and incongruous form of development that would be at odds with the character of the surrounding area by virtue of the size of the plot, its location and relationship with neighbouring properties. As such, the proposal is considered contrary to Policies HS4, SG14 and SG17 of the South Holland Local Plan, 2006. These policies indicate that new development will be permitted on suitable sites in Area Centres and should make a positive contribution to the character and appearance of the locality. They are in accordance with advice within Paragraph 17 and Sections 6 and 7 of the National Planning Policy Framework, 2012.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise. However, the issues are so fundamental to the proposal, due to the

harm which has been clearly identified within the reason(s) for the refusal, that approval has not been possible.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch

The determined plans are: Site Location Plan (1:1250), Block Plan (1:500) & and Flood Risk Assessment (Prepared by S M Hemmings - Received 13 October 2015).

Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

Ref: 2888-15

PLANNING PERMISSION H09-0262-08
BETWEEN 47 & 49 LANGWITH DRIVE

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H09-0262-08 Received: 29-FEB-08 Type: RESERVED MATTERS

Name: Executors of the late Mrs F M Bellamy
c/o Mr M Bellamy
Holmleigh
Lothersdale Keighley
North Yorkshire BD20 8EL

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs

Description: Proposed detached house (outline H09/0020/05)

Location : Adjacent 49 Langwith Drive Holbeach

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:

1 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To reduce the risk of flooding of the development.
This Condition is imposed in accordance with Policy SG9 of the South Holland Local Plan 2006.

2 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no garages, car ports or house extensions shall be erected within the curtilage of the dwelling on the site without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over the future extension of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies SG1 and SG14 of the South Holland Local Plan 2006.

3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that

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Order), no windows, other than those illustrated on the plans hereby approved, shall be formed in the walls or roof of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overlooking of neighbouring property, in the interests of the protection of residential amenity.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

4 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

Reason For Approval
The proposal is in accordance with national and local policies as set out in:
Planning Policy Statement 1 'Delivering Sustainable Development'.
Planning Policy Statement 3 'Housing'.
Policies SG1, SG14, SG17, SG18 and HS4 of the South Holland Local Plan 2006.

The issues raised regarding access and screening are material considerations but not such as to outweigh the policy considerations set out above.

Note(s):

The determined plans are:
1:2500 site location plan, dwg. nos. SD08-007/1 and SD08-007/2 received 28 February 2008.

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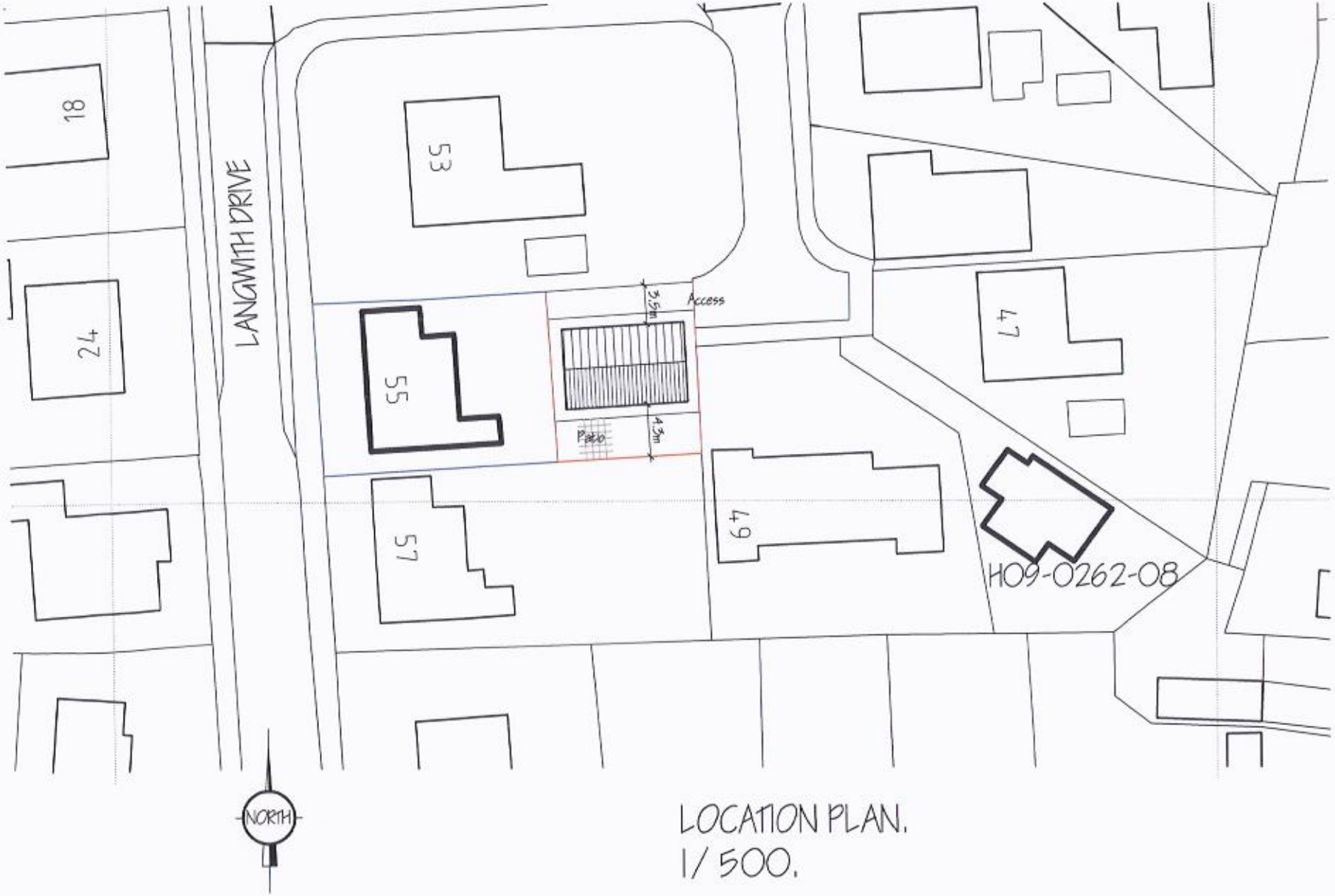
The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

Head of Planning & Development
24 APR 2008 H09-0262-08

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.

Ref: 2888-15

LOCATION PLAN 1/500
SHOWING APPLICATION SITE & 4 BEDROOM HOUSE
'SHOE-HORNED BETWEEN 47 & 49 LANGWITH DRIVE &
PHOTOGRAPHS



LOCATION PLAN.
1/500.

H09-0262-08
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Google earth
Google earth
feet
meters
10
4

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meters
10
5