G.R. MERCHANT LTD
Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

2785-15

RESIDENTIAL DEVELOPMENT
REAR OF 18 EDINBURGH WALK
HOLBEACH
SPALDING
LINCS
PE12 7AP

FOR

D MALYON



PLANNING, DESIGN & ACCESS STATEMENT

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

RESIDENTIAL DEVELOPMENT
REAR 0F 18 EDINBURGH WALK
HOLBEACH
SPALDING
LINCS
PE12 7AP

The application is to acquire Town & Country Planning Permission to erect two bungalows with garages to the rear of 18 Edinburgh Walk, Holbeach for the benefit of Mr D Malyon.

The site currently is subject to an extant permission under reference H09-1015-14 but the site owner wishes to retain part of an existing garage thus the current application is for a full application as apposed to a reserved matters application. Predominantly the application is similar to the indicative layout approved, namely two bungalows with garages.

The following section of this statement is as suggest by 'The Commission for Architecture and the Built Environment' (CABE)

USE

The site is currently the rear garden of 18 Edinburgh Walk, Holbeach and will be developed with 2 No bungalows with garages, similar to the extant permission H09-1015-14.

AMOUNT

The site is proposed to be developed with a three bedroom bungalow and detached double garage and a two bedroom bungalow with attached garage.

LANDSCAPING AND BOUNDARY TREATMENT

The current site is surrounded by mature trees and hedging much of the boundary planting is to be retained and complimented with a proposed tree planting scheme.

APPEARANCE /EXTERNAL MATERIALS

Walls-	Crest Knavesmire Multi-Buff Crest Sapphire Red Stock-Detailing
Roofs-	Spanish Slates-Grey
Joinery-	White UPVC
Rainwater Goods-	Black UPVC

ACCESS

Access to the site will be via the existing tarmac drive which is acceptable to the Lincolnshire County Council Highways Department. Access to and around the development will be to comply with part M of the Building Regulations.

FLOOD RISK

The finished floor level of the bungalows will be 500mm above existing ground levels as suggested at Condition 4 of outline permission H09-1015-14, also the future occupiers will be encouraged to register with the Environment Agency's free Floodline Warnings Direct Service.

INTERNAL DRAINAGE BOARD

The Cemetery Drain Pipeline which is controlled by the South Holland Internal Drainage Board travels the site and their bye-law 10 requires no building within 6 meters each side of centre line of the drain as per letter in Appendix, this bye-law has been considered in the layout design.

APPLICATION PLANS

2785-15-01A	Site & Location Plan
2785-15-02A	Plot 2 – Floor Plans & Elevations (Two Bedroom Bungalow with Attached Garage)
2785-15-03A	Plot 1 – Floor Plans & Elevations (Three Bedroom Bungalow with Detached Double Garage)

May 2015
G R Merchant

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' LOCATION & SITE PLANS

OUTLINE PLANNING PERMISSION
H09-1015-14 (EXTANT)

SOUTH HOLLAND INTERNAL DRAINAGE BOARD REQUIREMENTS



LOCATION PLAN
1/2500


Pearl Ct
Holbeach United FC Social Club
Park Ln
Marshlands Dr
Kensington Cl
Tesco
Carter's Park
Holy Trinity R C Church
Boston Rd S
Park Rd
The Tenters
Edinburgh Walk
N Parade
W End
Back Ln
B1515
Lincolnshire Co-op
Church Walk
Albert St
Albert Walk
Chameli Tandoori
Fishpond Ln
Albion St
Gate

N Parade
Creewood Cl
Edinburgh Walk
The Tenters

N Parade
Edinburgh Walk
The Tenters

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09-1015-14 **Received:** 8th December 2014 **Type:** OUTLINE

Name: Mr & Mrs D Hatton
18 Edinburgh Walk
Holbeach
Spalding
PE12 7AP

Agent: Cooper Architectural Design Ltd
90 Winsover Road
Spalding
Lincolnshire
PE11 1HA

Description: Residential Development

Location : Rear of 18 Edinburgh Walk Holbeach
Spalding

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

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 before 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 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. 0614-01-A and Flood Risk Assessment.

Reason: For the avoidance of doubt and in the interests of proper planning.

3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
(i) the scale and external appearance of buildings, including a schedule of the materials to be used;
(ii) the means of surface water disposal, including position of any soakaway to be utilised;

decision

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

(iii) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan 2006.

4 Finished floor levels shall be set 500mm above existing ground levels.

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with national guidance set out in Section 10 of the National Planning Policy Framework 2012.

5 The scheme of landscaping and tree planting shown on amended dwg. no. 0614-01-A, received 8 December 2014, shall be carried out in its entirety within a period of 12 months, beginning with the date on which the development is commenced, unless agreed otherwise in writing by the Local Planning Authority. All trees and shrubs 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.

Reason: To ensure that the site is satisfactorily landscaped.
This Condition is imposed in accordance with Policies SG14 and SG18 of the South Holland Local Plan 2006.

6 The scheme of boundary screening shown on amended dwg. no. 0614-01-A, received 8 December 2014, shall be carried out in its entirety before either dwelling is occupied and shall thereafter be retained, unless agreed otherwise in writing by the Local Planning Authority. Any gaps within the boundary hedging shall be filled with 1.8 metre high closeboarded fencing before occupation. In the event of any part of the boundary hedging dying or becoming dangerous, it shall be replaced within 1 month by 1.8 metre high closeboarded fencing, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

7 Foul water shall be disposed of via a mains sewer, unless agreed otherwise in writing by the Local Planning Authority.

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Reason: To ensure the provision of satisfactory facilities for the disposal of foul water.
This Condition is imposed in accordance with Policy SG12 of the South Holland Local Plan 2006.

8 Before either dwelling is occupied the private drive shall be hardsurfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development, in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

9 The outbuildings to be retained in conjunction with 18 Edinburgh Walk shall be used solely for a purpose incidental to the enjoyment of the dwellinghouse. They shall not be used for business purposes.

Reason: To define the terms of the permission, in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Note(s):

It is strongly recommended that future occupiers register with the Environment Agency's free Floodline Warnings Direct Service, in accordance with the recommendation of the Flood Risk Assessment.

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Paul Jackson
Planning Manager

2nd February 2015

H09-1015-14

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.

South Holland Internal Drainage Board

Kettlewell House
Austin Fields Industrial Estate
KING'S LYNN
Norfolk
PE30 1PH

Our Ref: GRD-PAP0402-09-GRD
Your Ref:

Please Contact: Mr Dann

6 August 2009

Cooper Architectural Design
90 Winsover Road
SPALDING
Lincs
PE11 1HA

Dear Sirs

OUTLINE PLANNING APPLICATION – 06/0402/09
RESIDENTIAL DEVELOPMENT OF 2 BUNGALOWS TO REAR OF 18 EDINBURGH DRIVE, HOLBEACH PE12 7AP
APPLICANTS: MR & MRS D HATTON
GRID REF: 536373 324971

Further to your application to the Board on behalf of your clients for relaxations of the Board's Byelaws, these proposals were discussed at the Board meeting on 4 August 2009, when it was resolved to grant various Byelaw relaxations, subject to conditions, all as detailed below. However, there are also some elements of the proposals shown on your drawings submitted to the Board that will not be permitted, and which will therefore need to be amended or eliminated from the planned development.

- The two new dwellings must be constructed no closer at any point than six metres from the centreline of Cemetery Drain Pipeline to either side. The exact route of the culvert must also be established on site prior to the submission of a reserved matters planning application for this site, in order that it may be verified that the final site layout will comply with this easement. All other permanent buildings are to be sited outside the Byelaw 10 area.

- The section of new 1.8m high wooden fence shown on your drawing is to be constructed no closer than six metres from the centreline of the pipe at any point.

- The foundations of the new dwellings are to be designed by a suitably qualified, independent structural engineer, to ensure the dwellings do not have an adverse impact on the Board's culvert, or vice-versa. The proposed foundation design must then be approved in writing by the Board, with construction undertaken in accordance with that design.

- The new driveway is to be constructed from a temporary, permeable material, such as gravel or tarmac chippings, with excavations required as part of these works to be to a depth of no more than 200mm below existing ground level. Under no circumstances will tarmac, concrete, block paving or any other permanent surfacing be allowed.

- All new services crossing the pipeline must comply with clearances from the culvert specified by the Board's District Engineer prior to the start of development.

- Pre and post-development CCTV camera surveys are to be carried out on the stretch of Cemetery Drain Pipeline across and adjacent to this site to verify the condition of the pipeline before and after development. The surveys are to be carried out at the expense of the applicants or developer of the site by a company previously approved by the Board, with all survey results submitted to the Board for consideration. Any damage caused to the culvert during the development will have to be remedied to the strict requirements of the Board solely at the expense of the applicants or developer of this site.

- Although there is a significant amount of landscaping that already exists above the pipeline and within the Byelaw 10 area, the Board insisted that no further hedges or trees are planted or transplanted within the Byelaw 10 area as part of this development.

BOARD MEMBERS
S A R Markillie (Chairman) D R Worth (Vice-Chairman)
F Biggadike, S M Booth, A Casson, P A Espin, J L van Geest, N J Grundy, A G Hay, G A Hay, S Keeble, P S Przyszlak, Ms R M Rudkin, D Sly, M R Taylor, S Taylor, R C Thompson, P M Walls, J W Ward, D J Wilkinson, A R Woolf

Tel: +44(0)1553 819600 Fax: +44(0)1553 819639
Email: info@wlma.org.uk
Web: http://www.wlma.org.uk

ISO 9001 REGISTERED FIRM Cert No GB13990
ISO 14001 REGISTERED FIRM Cert No GB13991

Our Ref: GRD-PAP0402-09-GRD
Your Ref:

6 August 2009

- All Byelaw relaxations are to be covered by a Deed of Indemnity to be set up with the applicants or developer of this site. The Board's costs associated with preparation and execution of this Deed are to be paid by the applicants or developer.

The Deed will formally set out the Board's relaxations of its Byelaws, and will be lodged against the Title Number for this site at HM Land Registry in order that evidence of the Board's consent is attached to the properties in perpetuity. I have not enclosed a draft copy of this document at the current time as I am obviously aware that it may be a third-party that wishes to develop the site, and who will therefore need to be entering into the Deed. However, I would be happy to provide a draft copy of the document at any time on request.

At the appropriate time, copies of the Deed will have to be completed with all necessary information and plans before being signed by the developer of this site, as well as on behalf of the Board and if appropriate any mortgage lender, and with a copy then being lodged at HM Land Registry. The Board's consent cannot be deemed to be valid, and therefore no works are to take place on developing this site, until this process has been completed and the other conditions specified by the Board have also been complied with.

I look forward to hearing from you, your clients or prospective developers of the site in the near future. However, if you require any further information, please do not hesitate to contact me.

Yours faithfully

G DANN
PLANNING OFFICER

cc – Mr D Gedney, SHDC Planning Department