



# **G.R. MERCHANT LTD**

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**Ref: 2919-16**

**ERECTION OF PAIR OF 2 BEDROOM SEMI DETACHED HOUSES  
ADJACENT 143 SPALDING ROAD  
HOLBEACH  
SPALDING  
LINCS  
PE12 7HP**

**FOR**

**MR W MANSFIELD**



**PLANNING, DESIGN & ACCESS STATEMENT**

**ERECTION OF PAIR OF 2 BEDROOM SEMI DETACHED HOUSES  
ADJACENT 143 SPALDING ROAD  
HOLBEACH  
SPALDING  
LINCS  
PE12 7HP**

The application is to acquire Town & Country Planning Permission for a residential development, 2 No building plots, adjacent to 143 Spalding Road, Holbeach, for the benefit of Mr W Mansfield.

The current site is occupied by a semi-detached dwelling the whole site amounts to approximately 0.066 hectares (0.163 acres) therefore giving an application site area of 0.05 hectares (0.124 acres).

The proposal is to demolish the garage building and replace with two storey pair of 2 bedroom semi-detached dwellings and create large gardens and driveway.

Application H09-0370-16 was approved in May 2016 for a two storey 3 bedroom detached dwelling on the same site, unfortunately the client hasn't received any interest for this development opportunity.

The following part of this statement is as suggested by 'The Commission for Architecture and the Built Environment' (CABE).

**USE**

The proposal is for a two storey property to match the design of the host dwelling.

**AMOUNT**

The proposal is for a pair of semi-detached 2 bedroom dwellings with garden and off road parking to the front.

**LAYOUT**

The layout of the site is determined by the host dwelling allowing for an additional pair of good size 2 bedroom dwellings with parking.

**SCALE**

The scale is based upon the host dwelling allowing for good sized 2 bedroom semi-detached dwellings with outside space.

## **LANDSCAPING**

The existing landscaping and boundary treatments are to be removed and a new landscaping and boundary scheme to be incorporated. Allowing for a frontage hedge, to match the existing street scene.

## **APPEARANCE**

Architectural appearance to be based on the host dwelling using new materials to match as close as possible.

## **ACCESS**

Access to the site is by utilising the existing access off Spalding Road. The access to be upgraded to LCC Highways specification. Pre-application discussions were had with Jon Sharpe of LCC Highways department which were relatively positive.

## **SOUTH HOLLAND LOCAL PLAN**

The proposed development boundary plan includes the application site in Holbeach as a sustainable location.

## **FLOOD RISK**

The site is within Flood Zone 3 therefore flood resilient and resistant measures to be incorporated in the design

- Flood resilient construction to be incorporated up to 300mm above floor level
- The future occupants to sign up to the Environment Agency automatic flood warning system
- Finished floor levels of the proposed dwelling to be 300mm above the Spalding Road level
- All sleeping accommodation will be at first floor level

## **APPLICATION PLANS**

2919-16-02                      Location & Site Plans. Floor Plans & Elevations – Proposed

G R Merchant  
August 2016

## **APPENDIX**

LOCATION PLAN 1/1250

'GOOGLE' SITE PLANS & PHOTOGRAPHS

PROPOSED DEVELOPMENT BOUNDARY PLAN FOR HOLBEACH

PLANNING PERMISSION – H09-0370-16

ENVIRONMENT AGENCY FLOOD MAP

FLOOD RESILIENT CONSTRUCTION

Ref: 2919-16

LOCATION PLAN 1/1250



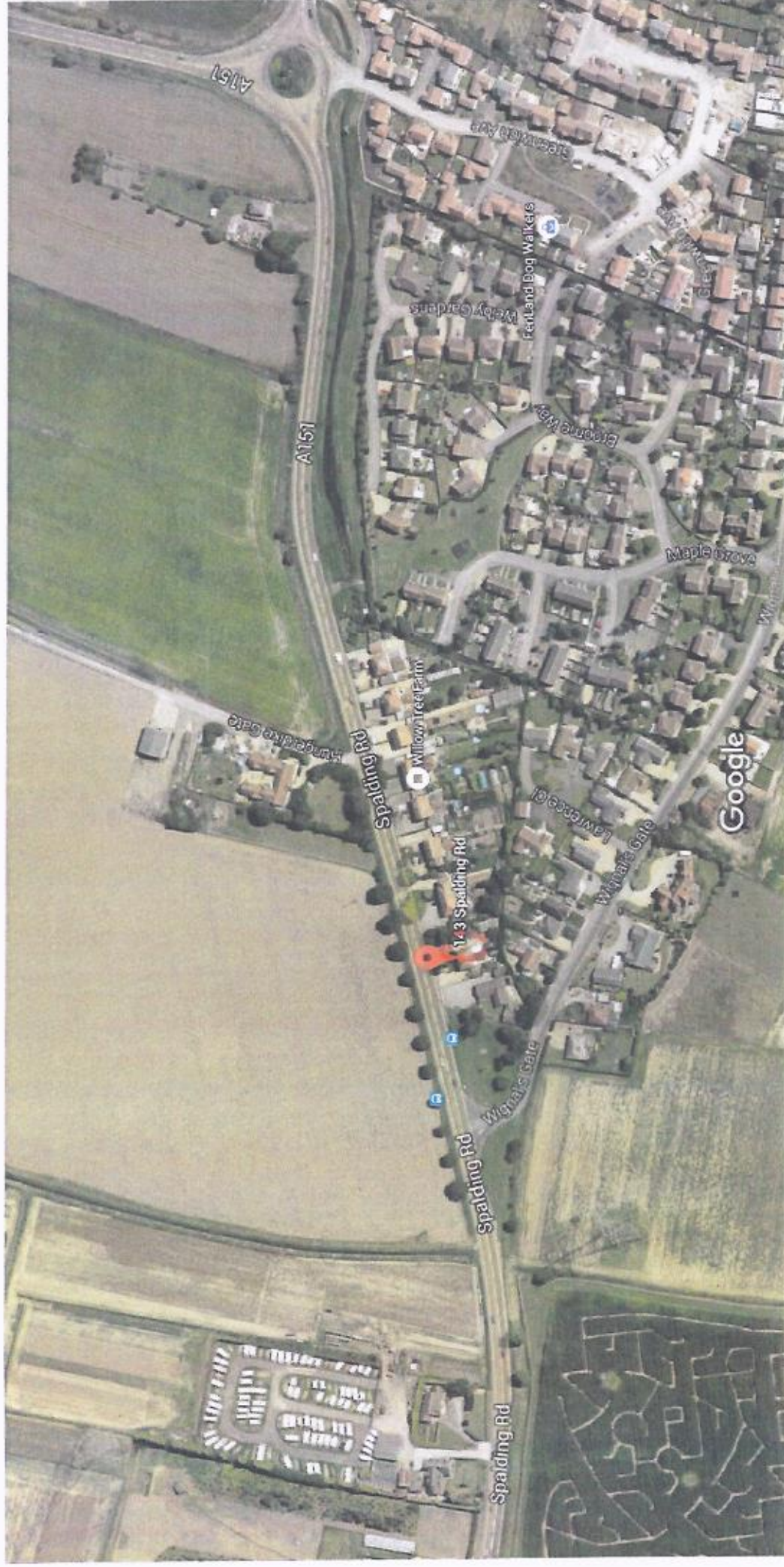
**'GOOGLE' SITE PLANS & PHOTOGRAPHS**



Imagery ©2016 Getmapping plc, Map data ©2016 Google 100 m

Google Maps

## Google Maps 143 Spalding Rd



Imagery ©2016 Getmapping plc, Map data ©2016 Google 50 m

Google Maps





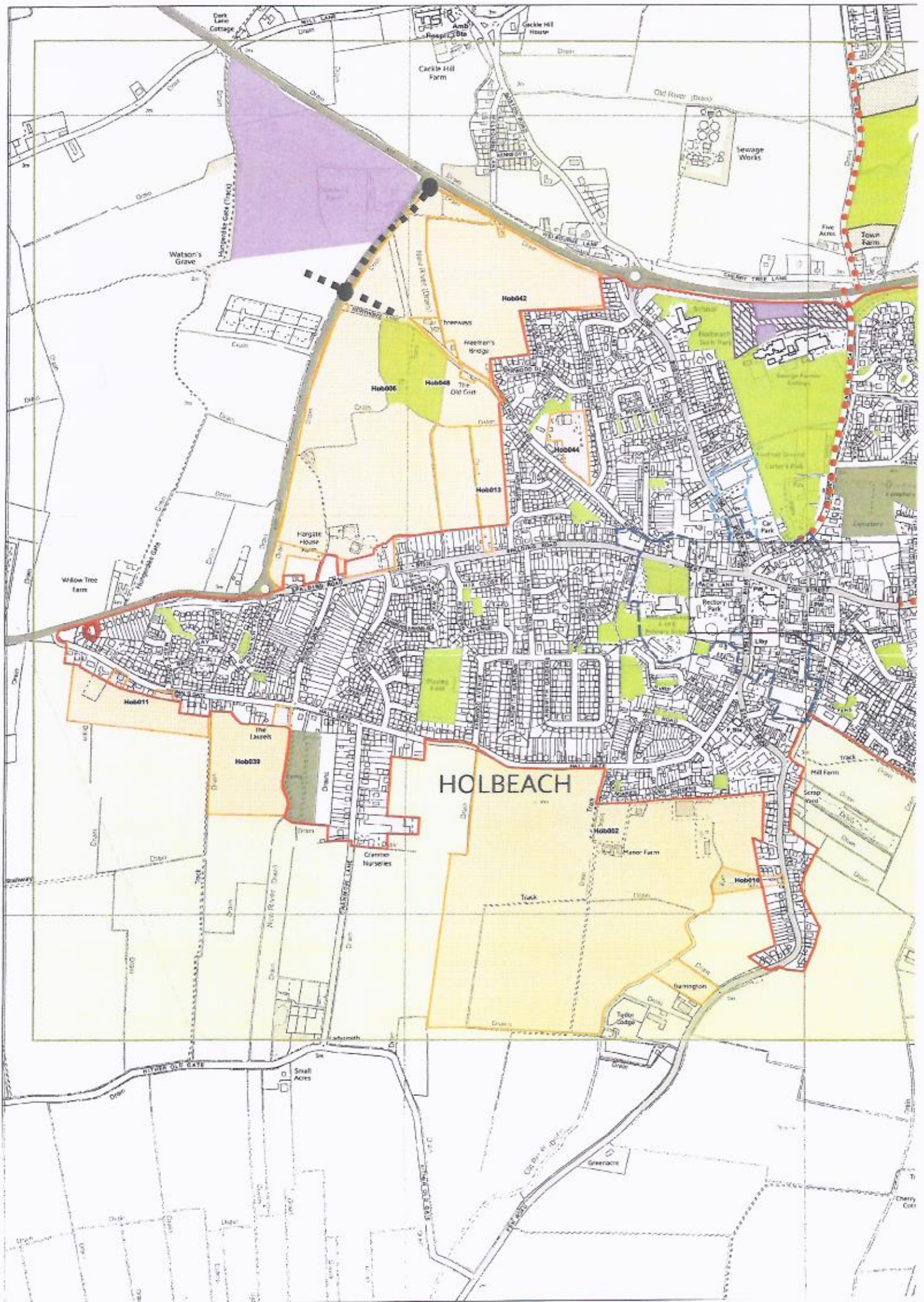








**PROPOSED DEVELOPMENT BOUNDARY PLAN FOR HOLBEACH**



Ref: 2919-16

**PLANNING PERMISSION – H09-0370-16**

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12a Park Road  
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Spalding Lincs  
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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

## TOWN AND COUNTRY PLANNING ACT 1990 FULL

**Reference:** H09-0370-16 **Date of Decision:** 27th May 2016  
**Applicant:** Mr W Mansfield  
Benvenute  
Dozens Bank  
West Pinchbeck  
Spalding Lincs  
PE11 3NF  
**Location:** Adjacent: 143 Spalding Road Holbeach Spalding  
**Description:** Proposed 3 bedroomed house

**South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):**

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

Reason: As required by Section 91 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:  
2919-16-01A & Planning, Design & Access Statement (Received 20 April 2016)

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

- 3 Before the commencement of the development hereby permitted beyond oversite a schedule of external materials of construction of 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 materials so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

- 4 Before the commencement of the development hereby permitted beyond oversight, 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 twelve months beginning with the date on which development is commenced. 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.

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.

- 5 Prior to its installation, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006.

- 6 The development permitted by this planning permission shall be carried out in accordance with the approved Design and Access Statement (reference number 2919-16) and in particular the following flood risk mitigation measures detailed within:
- Finished floor levels shall be set at 300mm above existing ground level;
  - Flood resilient and resistant construction measures shall be incorporated throughout the development.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing, by the local planning authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 7 The minimum width of the access shall be 4.2 metres.

Reason: To ensure safe access to the site and each dwelling/building in the interests of residential amenity, convenience and safety.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

- 8 The arrangements shown on the approved plan 2919-16-01A dated February 2016 for the parking/turning/maneuvering/loading/unloading of vehicles shall be available at all times when the premises are in use.

Reason: To enable calling vehicles to wait clear of the carriageway of Spalding Road and to allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

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, and subsequently determining to grant planning permission.

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

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.

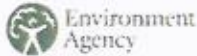


**Paul Jackson**  
**Place Manager**  
**South Holland District Council**

**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](mailto:bcadmin@sholland.gov.uk)

## ENVIRONMENT AGENCY FLOOD MAP



Enter a postcode or place name:

PE12 7HP



Other topics for this area...

Flood Map for Planning (Rivers and Sea)

## Flood Map for Planning (Rivers and Sea)

## Map legend

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea)

☐ Flood Zone 3

☐ Flood Zone 2

☐ Flood defences (Not all may be shown\*)

☐ Areas benefiting from flood defences (Not all may be shown\*)

☒ Main River Line

☐ Main River Line

☒ Other national environmental organisations

☐ Natural Resources Wales Area of responsibility

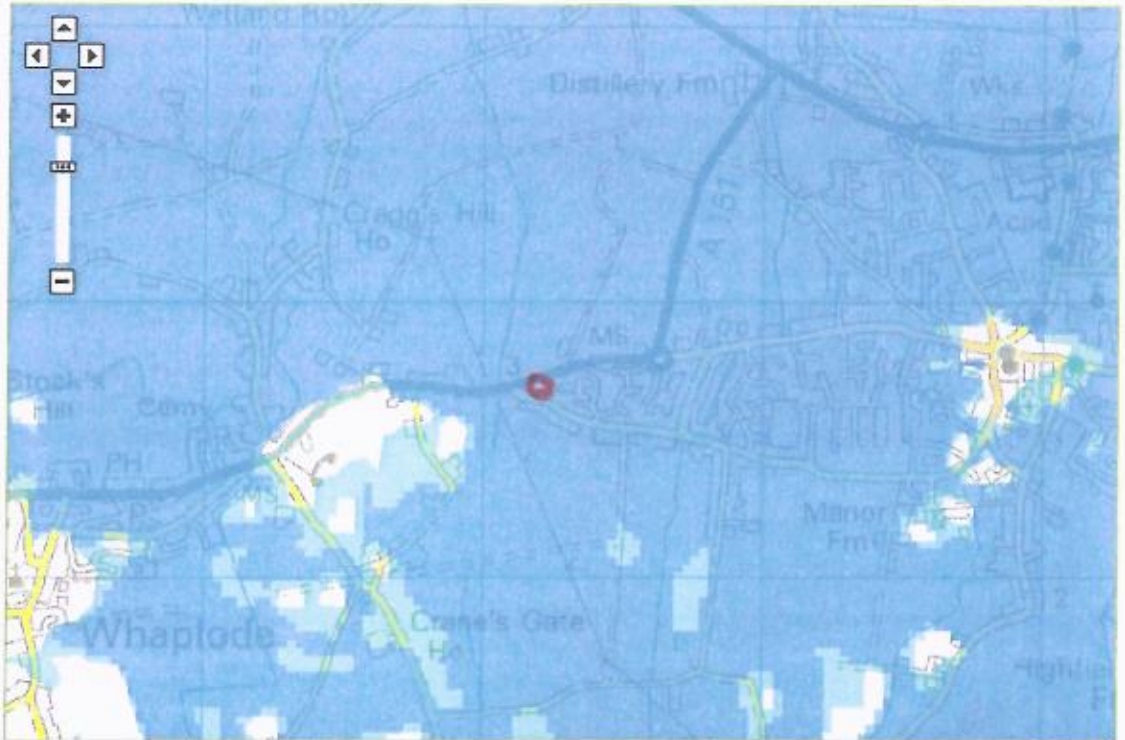
☐ Scottish Environment Protection Agency Area of responsibility

## Map of PE12 7HP at scale 1:20,000

Other maps

Data search

Text only version



Customers in Wales - From 1 April 2013 Natural Resources Wales (NRW) has taken over the responsibilities of the Environment Agency in Wales.  
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## More about flooding:

## Understanding the Flood Map for Planning (Rivers and Sea)

A more detailed explanation to help you understand the flood map shown above.

## Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

\* **Legend Information:** Flood defences and the areas benefiting from them are gradually being added through updates. Please contact your [local environment agency office](#) for further details.

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Last updated: 18th March 2016

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## FLOOD RESILIENT CONSTRUCTION

## **FLOOD RESILIENT CONSTRUCTION**

The following measures are to be taken in an attempt to satisfy this condition as suggested in the Communities and Local Government document “Improving the Flood Performance of New Buildings” – May 2007.

- Any flood waters to be diverted around the building, where possible, to where the gardens are lower.
- Ground floors to be constructed with ground bearing type concrete slab (at least 100mm thick) on well consolidated hard-core, the DPM is to be sealed with the DPC, the insulation is to be Celotex, or similar approved, closed cell type and be positioned over the ground floor bearing slab with sand and cement render topping.
- All sub-structure walling to be constructed from red engineering bricks, up to DPC level, the remainder of the external facing bricks up to 300mm above DPC to be either red engineering or pressed, not handmade bricks. The cavity insulation up to 300mm above DPC is to be partial fill Celotex, or similar closed cell type insulation secured to the internal wall.
- Avoid the use of plasterboard and gypsum plaster to lower part of internal walls and use water resistant lime and cement render or painted blockwork.
- All external doors to be of a good quality not susceptible to moisture and have good seals for water tightness.
- Treated and sealed timber or UPVC skirting's and architraves.
- Ensure all kitchen areas, particularly behind units, to be sealed to prevent passage of water.
- Arrange for all service circuits to be routed at a first floor level if practical and sockets, boilers and cookers to be a minimum 300mm above floor level.
- Occupants of the property to register with the Environment Agency automated early warning system of potential flood events.