

DRAWING ISSUE SHEET

R. BOOR DRAUGHTSMAN

26 Fengate
Moulton Chapel
Spalding
Lincolnshire
PE12 0XL

Phone
01406 380279

CLIENT *MR & MRS K SCHWAAZ*

SITE ADDRESS *WAREHOPT
LUTTON BANK
LONG SUTTON
LINCOLNSHIRE
PE12 9LL*

YOUR REF H12-0519-26
JOB NUMBER *35X*

TO *OSCAR PATMAN*
SHDC PLANNING DEPARTMENT

PLEASE FIND ENCLOSED THE FOLLOWING DRAWINGS

DRAWING NUMBER	REVISION	TITLE	NUMBER OF COPIES
<i>3571-4-E</i>	<i>-</i>	<i>FIRST FLOOR PLAN & ELEVATIONS - AS PROPOSED</i>	<i>ADDEX PRINT SCAN & EMAIL</i>
<i>SUPPORTING PAPERWORK</i>	<i>-</i>	<i>IN PAPER FORMAT</i>	

THESE DETAILS ISSUED FOR

☐ INFORMATION ☐ CONSTRUCTION ☐ APPROVAL ☒ *PLANNING APPLICATION*

DISTRIBUTION

REMARKS

SIGNED

DATE

1-9-2026

R. BOOR DRAUGHTSMAN

26 Fengate, Moulton Chapel, Spalding, Lincolnshire PE12 0XL

Phone & Fax: 01406 380279

OSCAR PATMAN
PLANNING DEPARTMENT
SOUTH HOLLAND DISTRICT COUNCIL
PRIORY ROAD
SPALDING
LINCOLNSHIRE
PE11 2XE

1ST SEPTEMBER 2026

DEAR MR PATMAN

RE PROPOSED PITCHED ROOF SINGLE STOREY EXTENSIONS TO FRONT AND
REAR OF EXISTING DWELLING PLUS DETACHED SINGLE STOREY FLAT
ROOFED SWIMMING POOL IN REAR GARDEN AT
HARECROFT, LUTTON DIKE, LONG SUTTON, LINCOLNSHIRE, PE12 9LL.
YOUR REF H12-0519-26

FURTHER TO YOUR LETTER OF THE 19TH JULY 2026 AND OUR EXTENSIONS
OF TIME I ENCLOSE INFORMATION AS DISCUSSED IN YOUR LETTER.
FIRSTLY MY APOLOGIES FOR THE DELAY IN PROVIDING THIS INFORMATION.

1. RESIDENTIAL CURTILAGE. I PUT FORWARD THE FOLLOWING EVIDENCE
 - A - LETTER FROM ADJOINING NEIGHBOUR 'NICHOLWOOD' SEE ATTACHED
 - B - IN 2010 AN APPLICATION WAS SUBMITTED FOR DEVELOPMENT AT
HARECROFT IN WHICH THE ENTIRE SITE WAS INCLUDED IN THE
RESIDENTIAL CURTILAGE REF H12-0764-10. THIS APPLICATION
WAS REFUSED BUT NOT FOR CURTILAGE REASONS - IE THE EXTENT
OF THE RESIDENTIAL CURTILAGE WAS ACCEPTED BY YOURSELVES.
 - C - ENCLOSE AERIAL PHOTOGRAPH FROM ORDNANCE SURVEY ARCHIVES
FROM 2015 WHICH CLEARLY SHOWS AN ESTABLISHED LAWN TO
THE ENTIRE REAR GARDEN. YES THE LAWN LOOKS LIGHTER
GREEN THAN THE NEIGHBOURS TO THE SOUTH BUT THE SAME
APPLIES TO GOOGLE VIEW 2026
- SO IN CONCLUSION THE ENTIRE REAR GARDEN UP TO THE DYKE ON
WESTERN BOUNDARY HAS BEEN PART OF HARECROFT RESIDENTIAL
CURTILAGE FOR MORE THAN 10 YEARS PRIOR TO THIS APPLICATION BEING
SUBMITTED SO THEREFORE LAWFUL

2 PROTECTION OF REAR EXTENSION BEYOND SOUTHERN LINE/GABLE OF EXISTING DWELLING.

I CANNOT SEE A VALID REASON FOR YOUR OBJECTION TO THIS, THE REAR EXTENSION CAN BE VIEWED FOR A SHORT DISTANCE FROM LUTON BANK, FOR THIS NOT TO HAPPEN THE SOUTHERN SIDE OF THE REAR EXTENSION WOULD HAVE TO BE SET A GOOD FOUR METRES NORTH OF THE EXISTING DWELLING'S SOUTHERN GABLE?

THE DUNGLOW 'PANORAMA' TO THE SOUTH OF HARELROFT HAS HAD A FLAT ROOFED EXTENSION IN THE PAST TO THE REAR WHICH ALTHOUGH IN LINE WITH THE DUNGLOWS NORTH GABLE IS STILL VISIBLE FROM LUTON BANK?

WHEN TRAVELLING THERE ARE MANY EXAMPLES OF EXTENSIONS TO THE REAR OF DWELLINGS THAT ARE VISIBLE FROM THE PUBLIC HIGHWAY.

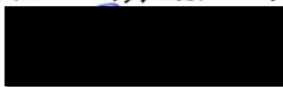
UNDER PERMITTED DEVELOPMENT THE RULES SAY A REAR EXTENSION IS NOT ALLOWED IF IT EXTENDS PAST THE SIDE OF THE HOST DWELLING. WE ARE NOT EXTENDING ON THE REAR UNDER PERMITTED DEVELOPMENT, WE ARE SEEKING FULL PLANNING PERMISSION. THE EXTENSION ON THE REAR WILL REMAIN AS SUBMITTED

3 CLADDING MATERIAL.

DETAILS OF CLADDING ADDED TO DRAWING 3571-4

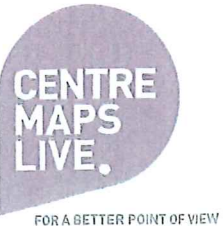
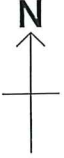
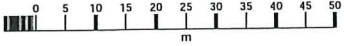
I TRUST THE ENCLOSED MEETS WITH YOUR APPROVAL BUT SHOULD YOU WISH TO DISCUSS THE ATTACHED FURTHER PLEASE DO NOT HESITATE TO PHONE MYSELF

YOURS SINCERELY



A. M. BOOK

CC - APPLICANT
- M SIDHOLT



Harecroft
Lutton Bank
Lutton
Spalding
Lincs
PE129LL

Getmapping PLC Imagery
Friday, July 24, 2026, ID: CM-01289679
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 543627 E, 326607 N

©Getmapping PLC





AERIAL 2026
(ABET 29-2026)

Nicholwood
Lutton Bank
Spalding
PE12 9HL
25th August '26

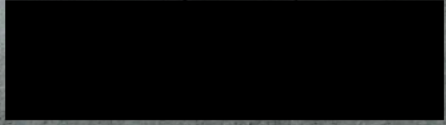
Dear Sirs,

I have resided in the neighbouring
Property to 'Marecroft' Lutton Bank for
over 30 years.

I can confirm that land 'Reard' Marecroft
was purchased for the purpose to
extend the garden and lawn area for
this property.

I am aware of this fact as I also
purchased additional land at the
same time from the same owner and
that there were purchased and lawn
was layed well in excess of 10 years.

If I can assist any further, please do
not hesitate to contact me.

Kind Regards,


FILE COPY



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

Refusal of Planning Permission

Reference: H12-0764-10 Received: 15th September 2010 Type: FULL

Name:	Wenman Design Solutions Ltd	Agent: Wenman Design Solutions Ltd
	2 Austendyke Road	2 Austendyke Road
	Weston Hills	Weston Hills
	Spalding	Spalding
	Lincs	Lincs
	PE12 6BX	PE12 6BX

Description: Replacement dwelling and double garage

Location : Harecroft Lutton Bank
Lutton Spalding Lincs

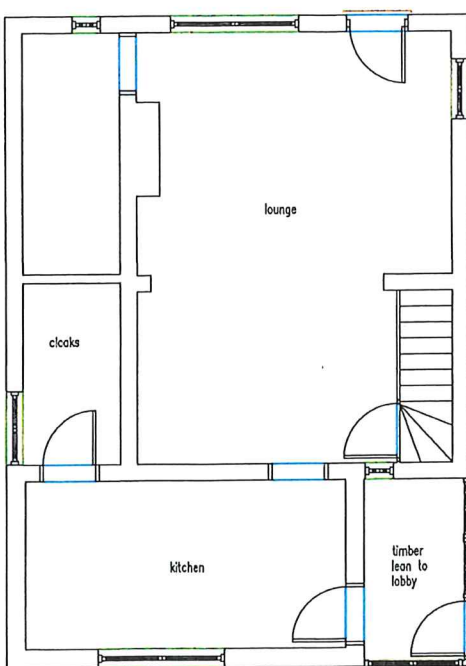
South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The application seeks permission for a replacement dwelling in the open countryside and as such needs to be assessed against, and meet all the criteria of Policy HS17 of the South Holland Local Plan 2006. In this case all of the criteria of the policy have not been met in that it is the opinion of the Local Planning Authority that the existing building is possessed of architectural merit and retention and restoration is preferred to demolition and replacement. Furthermore, the replacement dwelling is excessively large and fails to reflect the design of traditional buildings in the area in terms of scale and character.

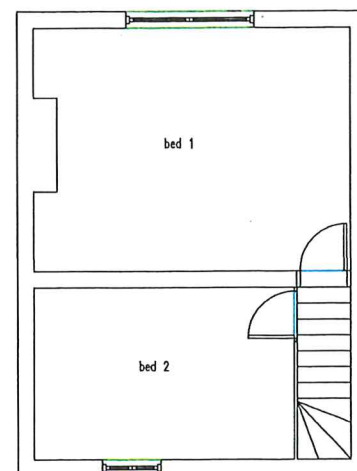
Note(s):

The determined plans are:

Dwg. nos. WEN/1372/10/01, WEN/1372/10/02 and Preliminary Structural Report, (reference 15210, dated 2010), received 14 September 2010.



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



BLOCK PLAN



SITE PLAN

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[illegible]

Ref:	Revision:	Date:
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WENMAN DESIGN SOLUTIONS Ltd.

2 Austendyke Road
Weston Hills
Spalding
Lincs. PE12 6BX
Tel/Fax 01775 72417
Mobile 0784 171845
enquiries@wenman



Project:

PROPOSED REPLACEMENT DWELLING &
DOUBLE GARAGE

SHDC
Planning & Development

14 SEP 2011

Ref: 0764-10

Client: _____

WENMAN DESIGN SOLUTIONS Ltd.

DRAWING.

EXISTING FLOOR PLANS
EXISTING ELEVATIONS
EXISTING SITE PLAN
EXISTING BLOCK PLAN

DRAWING NO:	DATE:
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WEN/1372/10/00

DATE: AUGUST 2010

DRAWN BY:	SCALE:
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R²

SCALES:

COPIES OF THESE SERIALS MUST NOT BE TAKEN, FINCED OR ALTERED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY
ISSUED WITHOUT WRITTEN PERMISSION OF HONORABLE BUILDING DEPT. THESE SERIALS ARE PROVIDED ONLY FOR THE PLEASURE

THE FILMFOOTAGE

ALLIED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY
WERE DESIGNED. THESE SERVICES ARE PROVIDED ONLY FOR THE PURPOSE

ident, neither is it the client or third parties' fault, contractors responsibility to control workers and specification and not violation to the contract, it is neither parties or reasonable to show all delays on the contract, the fact that matters are not mentioned does not absolve the owner/contractor from responsibility.

OF NON-COMPA
TRACTORS AND
MEDICAL REA

DO NOT ALLEGATE THE BUREAU/CONTRACTOR FROM ANY

THE OFFICE TO BE SITED IN THE BUILDING/CONTRACTOR PRIOR TO THE COMPLETION OF WORK AND ANY DESTROYED OR DAMAGED MATERIALS, WHERE NECESSARY, DAMAGING DOWN AND OTHER THE OUTSIDE, REPAIR OF LAW OR VIOLATION AND

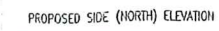
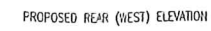
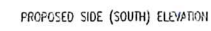
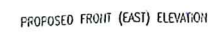
THESE FUTURE
PATTERNS OF C
WILL BE

ALL CHARGES FOR LIFTING OUT OF THE WARD IS SUBJECT TO THE COMPLETION OF WORK AND ANY DELAY IN THE OUTSIDE, THERE OF ARE ON VENDOR'S AND

HEATH & SUTTY

The chart is in
with and sample

100



Ref:	Revisions:	Date:
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34DC
Planning & Development
14 SEP 2010
Ref: 0764-10

WENMAN DESIGN SOLUTIONS Ltd.

PROPOSED FLOOR PLANS
PROPOSED ELEVATIONS
PROPOSED SITE PLAN
PROPOSED BLOCK PLAN

AUGUST 2010

SALES:

[illegible]