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

Ref: 2991-16

RESIDENTIAL DEVELOPMENT (OUTLINE)
REAR OF 11 WEST COBGATE
MOULTON
SPALDING
LINCS
PE12 6QN

FOR

MR & MRS P GREENAWAY



PLANNING, DESIGN & ACCESS STATEMENT

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

Ref: 2991-16

RESIDENTIAL DEVELOPMENT (OUTLINE)
REAR OF 11 WEST COBGATE
MOULTON
SPALDING
LINCS
PE12 6QN

The application is to acquire Town and Country Planning Permission for 2 No Building Plots off West Cobgate, Moulton for the benefit of Mr & Mrs P Greenaway.

Part of the site has a chequered planning history:-

H13-0310-14 – Refusal of Planning Permission on the 28th May 2014 for 2 No detached bungalows.

APP/A2525/A/14/2227701 – Appeal dismissal on the 26th March 2015.

H163-0396-15 – Refusal of Planning Permission on the 23rd June 2015 for the erection of a single bungalow.

See appendix for above determinations.

Since previous unsuccessful applications neighbouring rear garden owners have approached the applicants wishing to include their land in any application, therefore this further application with this additional land to the North and East of the original site enables a scheme to be created which addresses all the concerns associated with previous applications and appeals

- Cramped form of development
- Noise from private drive
- Backland development
- ETC

MAIN ISSUES (APPEAL DISMISSAL)

> *3. The main issues in this appeal are the effect of the proposal on the character and appearance of the surrounding and on the living conditions of the occupiers of neighbouring properties, with particular regard to noise and disturbance.*

Pre-application advice was received under reference PE-00523-16 which emphasised the need to address the issues raised by the appeal decision.

The additional site parameters to the North and East are large rear gardens of 9 West Cobgate, Moulton and 26 Broad Lane, Moulton the latter includes surplus to requirements sheds and glasshouses with the potential of becoming a derelict area.

Similar backland developments have taken place in recent years with considerably smaller gardens than this proposal, namely:-

- 35 High Street, Moulton
- 37 High Street, Moulton
- 14a Broad Lane, Moulton
- H13-0223-12 – Detached dwelling
- H13-0879-12 – Detached bungalow and detached double garage

See appendix for above determinations.

The application site is centrally located within an established residential area in Moulton village and occupies an area of 0.34 hectares. The West Cobgate, frontage is a street scene with Council and ex-Council semi-detached houses opposite and 9 and 11 West Cobgate which are bungalows, number 11 has recently been replaced under reference H13-0578-14.

The existing site boundaries consist of 1.8 metre high close boarded fencing to 9 and 11 West Cobgate other boundaries are un-defined to be determined by Condition at Reserved Matters stage.

Access to the site will be to utilise the existing vehicular access off West Cobgate and the private drive will be hard-surfaced (tarmac or block paving). Visibility requirements for small scale developments in "Manuel for Streets" is 2 metres x 43 metres – this criteria can be easily achieved.

The indicative proposal is for 2 No 3 / 4 bedroom bungalows with double garages off a shared private drive. This application differs from previous proposals because additional land is included thus creating considerable amenity space around the dwellings.

The public foul sewer to this part of Moulton traverses the site, as indicated on the application plans, therefore subject to the agreement with Anglian Water and compliance with their 3 metre easement distances, foul water from the proposal can easily be connected. Surface water from roofs will be to rainwater harvesting systems with soakaway over-flow arrangements. Electricity, water, gas & BT are all available to the site in West Cobgate.

Definitive design of properties, access, landscaping, boundary treatments etc to be determined by Conditions at Reserved Matters Stage.

The additional site parameters to the North and East are large rear gardens of 9 West Cobgate, Moulton and 26 Broad Lane, Moulton the latter include surplus to requirements sheds and glasshouses with the potential of becoming a derelict area.

Similar backland developments have taken place in recent years with considerably smaller gardens than this proposal, namely:-

- 35 High Street, Moulton
- 37 High Street, Moulton
- 14a Broad Lane, Moulton
- H13-0223-12 – Detached dwelling
- H13-0879-12 – Detached bungalow and detached double garage

See appendix for above determinations.

The application site is centrally located within an established residential area in Moulton village and occupies an area of 0.34 hectares. The West Cobgate, frontage is a street scene with Council and ex-Council semi-detached houses opposite and 9 and 11 West Cobgate which are bungalows, number 11 has recently been replaced under reference H13-0578-14.

The existing site boundaries consist of 1.8 metre high close boarded fencing to 9 and 11 West Cobgate other boundaries are un-defined to be determined by Condition at Reserved Matters stage.

Access to the site will be to utilise the existing vehicular access off West Cobgate and the private drive will be hard-surfaced (tarmac or block paving). Visibility requirements for small scale developments in "Manuel for Streets" is 2 metres x 43 metres – this criteria can be easily achieved.

The indicative proposal is for 2 No 3 / 4 bedroom bungalows with double garages off a shared private drive. This application differs from previous proposals because additional land is included thus creating considerable amenity space around the dwellings.

The public foul sewer to this part of Moulton traverses the site, as indicated on the application plans, therefore subject to the agreement with Anglian Water and compliance with their 3 metre easement distances, foul water from the proposal can easily be connected. Surface water from roofs will be to rainwater harvesting systems with soakaway over-flow arrangements. Electricity, water, gas & BT are all available to the site in West Cobgate.

Definitive design of properties, access, landscaping, boundary treatments etc to be determined by Conditions at Reserved Matters Stage.

APPLICATION PLAN

2991-16-01 Location & Indicative Site Layout Plan

G R Merchant
August 2016

APPENDIX

LOCATION PLAN 1/1250

"GOOGLE" SITE PLANS

PRE-APPLICATION ENQUIRY
PE-00523-16

REFUSAL NOTICE - H13-0310-14

APPEAL DISMISSAL - APP/A2525/A/14/2227701

REFUSAL NOTICE – H13-0396-15

PLANNING PERMISSIONS – SIMILAR APPROVED PROPOSALS

- H13-0223-12
- H13-0879-12

LOCATION PLAN 1/1250



LOCATION PLAN.
1/1250.

“GOOGLE” SITE PLANS

Google Maps Cobgate Cl



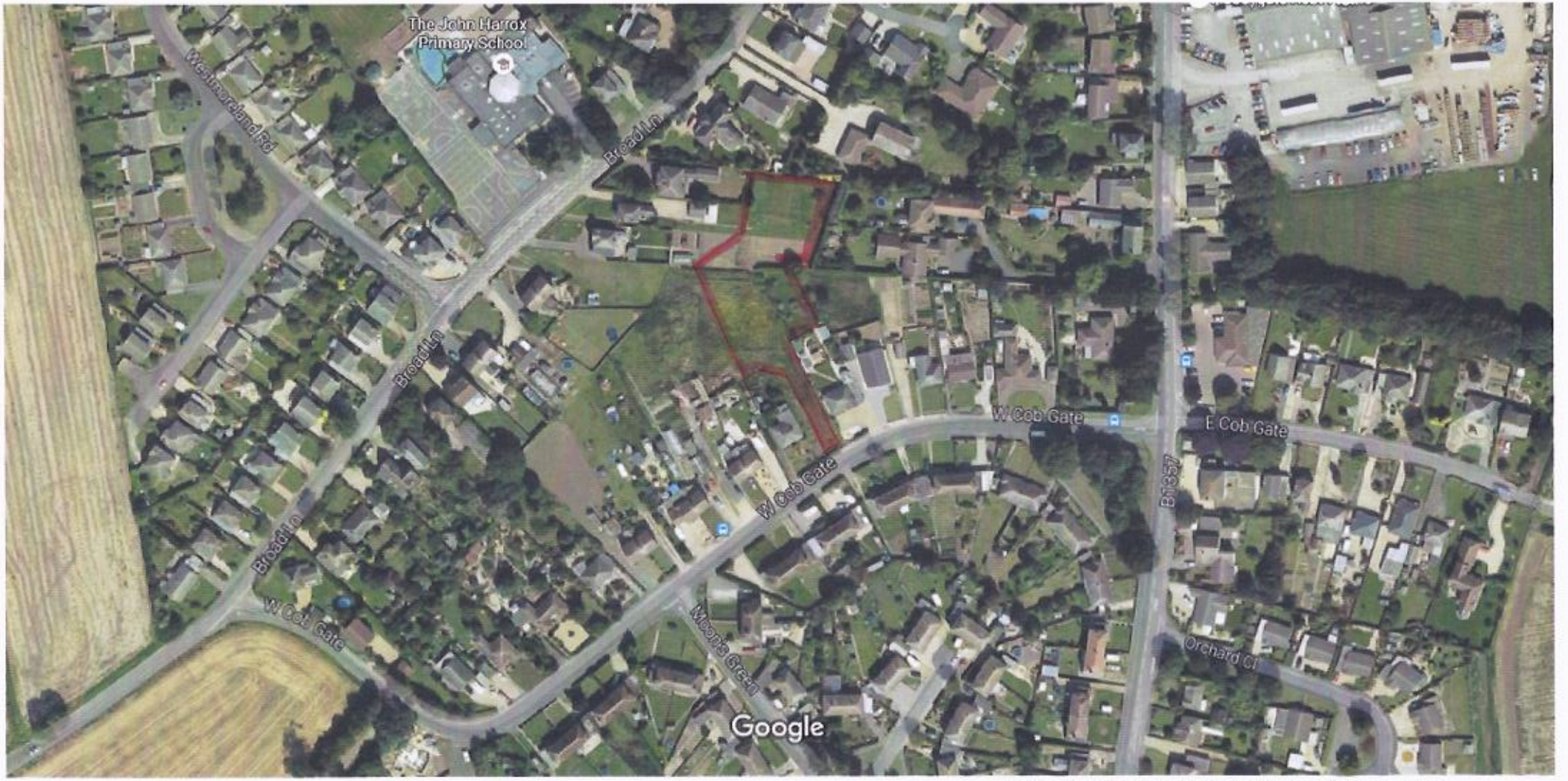
Imagery ©2016 Getmapping plc, Map data ©2016 Google 200 m

Google Maps Cobgate Cl



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

Google Maps Cobgate Cl



Imagery ©2016 Getmapping plc, Map data ©2016 Google 20 m

PRE-APPLICATION ENQUIRY
PE-00523-16

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Planning Enquiry

1 message

G R MERCHANT <gr.merchant@btconnect.com> 22 June 2016 at 09:56
To: _planningadvice <planningadvice@sholland.gov.uk>

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT
REAR OF 11 WEST COBGATE, MOULTON

The proposed site referred to above has a chequered planning history, the neighboring properties to the East and North wish to be included to develop their substantial gardens.

Te proposal is as indicated on the attached plan id for 2 No large bungalows with garages together with extensive gardens, similar to the adjacent development at the rear of 5 West Cobgate.

Your informal opinion would be appreciated prior to making a formal Town and Country Planning Application. If you require any further information or clarification of my clients aspirations please do not hesitate to contact me.

Yours Faithfully
Bob Merchant

G R Merchant Ltd
01406 490800

2991-16-01(GREENAWAY- MOULTON).pdf
498K

Gmail

G R MERCHANT <grmerchant.arch.cons@gmail.com>

Pre-Application Advice - PE-00523-16 G R Merchant Ltd.

1 message

planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk> 22 June 2016 at 11:26
To: gr.merchant@btconnect.com

ACKNOWLEDGEMENT OF PRELIMINARY ENQUIRY

REFERENCE: **PE-00523-16**

PROPOSAL: Residential Development

LOCATION: Rear Of 11 West Cobgate Moulton Spalding

APPLICANT: G R Merchant Ltd.

We acknowledge the receipt of the above preliminary enquiry which has been recorded on our system and passed to a case officer to deal with.

If contacting us about this enquiry please quote the reference number given above.

Our preliminary enquiry system is currently free to use and we aim to deal with your request within 20 working days. However, priority is given to the processing and determination of formal planning applications. In busy times this may mean a longer than usual response time for this free preliminary advice service.

Yours faithfully

Richard Fidler

Development Manager

South Holland District Council

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

G R Merchant Ltd.
Email Address

15th July 2016

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00523-16 **Case Officer:** David Gedney
Location: Rear Of 11 West Cobgate Moulton Spalding
Proposal: Residential Development

I write in reply to your recent pre-application enquiry.

The proposal appears to be an improvement on the previous scheme for two dwellings. It is noted that additional land has been incorporated into the site and that the two properties are situated within a more spacious setting as a result.

Notwithstanding the above, however, it will need to be demonstrated that latest proposal satisfactorily addresses all the issues raised within the previous appeal decision relating to two properties (ref H13-0310-14). The latter indicated that the proposal would be in a backland location on a former allotment garden directly to the rear of a new bungalow. It stressed that the development would not follow the historic pattern of development along West Cob Gate, being set much further back from the road, behind existing houses. It went on to state that the introduction of dwellings into this open undeveloped area would increase the built form and density of development across the site and significantly reduce this space. As a result, they would appear as isolated, intrusive features that would be out of context with the established pattern of development and spacious layout of the immediate surroundings.

Moreover, the appeal decision also stated that the proposed access would be in close proximity to the side elevation of No. 9. It concluded that additional activity and the regular passing and parking of cars associated with the two additional dwellings would generate a level of noise and disturbance that would cause material harm to the living conditions of neighbouring residents.

I am not wholly convinced that all of the above issues raise by the Inspector have been satisfactory addressed.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

David Gedney, Senior Planning Officer
dgedney@sholland.gov.uk

REFUSAL NOTICE – H13-0310-14

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

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13-0310-14 **Received:** 15th April 2014 **Type:** OUTLINE

Name: Castlebuild Ltd
Holbeach Road
Spalding
Lincs

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Residential Development - 2 detached bungalows

Location : 11 WEST COB GATE MOULTON
SPALDING

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 proposal would result in an incongruous form of backland development out of character with the existing character and pattern of development in the locality. It would also materially harm the amenity of nearby residents by virtue of additional noise and disturbance, including vehicles using the private driveway. The proposal is therefore contrary to Policies SG14 and SG17 of the South Holland Local Plan 2006. These policies require, inter alia, that the layout and design of new development should reflect its surroundings and that it should not cause material harm to residential amenity. Furthermore, the proposal is contrary to the objectives of Policy HS6 of the South Holland Local Plan to ensure that new development in villages integrates well with existing patterns of development. To permit the development contrary to the above policies would encourage further applications of a similar nature on adjoining sites which would then be difficult to resist, to the further detriment of the character of the locality. The above policies are consistent with the advice contained in the National Planning Policy Framework (NPPF) 2012. For example, paragraph 53 of the NPPF indicates that inappropriate development of residential gardens should be resisted where it causes harm to the local area. Paragraph 58 stresses that new development should respond to local character and reflect the identity of its surroundings.

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

The Local Planning Authority has acted positively and proactively in determining this application in as timely a manner as possible and by identifying matters of concern. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

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):

The determined plans are:
Dwg. nos. 2628-14-01, 2628-14-02 and 2628-14-03.

Paul Jackson
Planning Manager

28th May 2014 **H13-0310-14**

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.



SITE PLAN.
1/500.



LOCATION PLAN.
1/2500.

G. R. MERCHANT LTD.
LEND AMDE PWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

Project
DEVELOPMENT
COWGATE
HOLTON
SPALDING LINCS PE12 6QN

Client
DEVELOPERS LTD

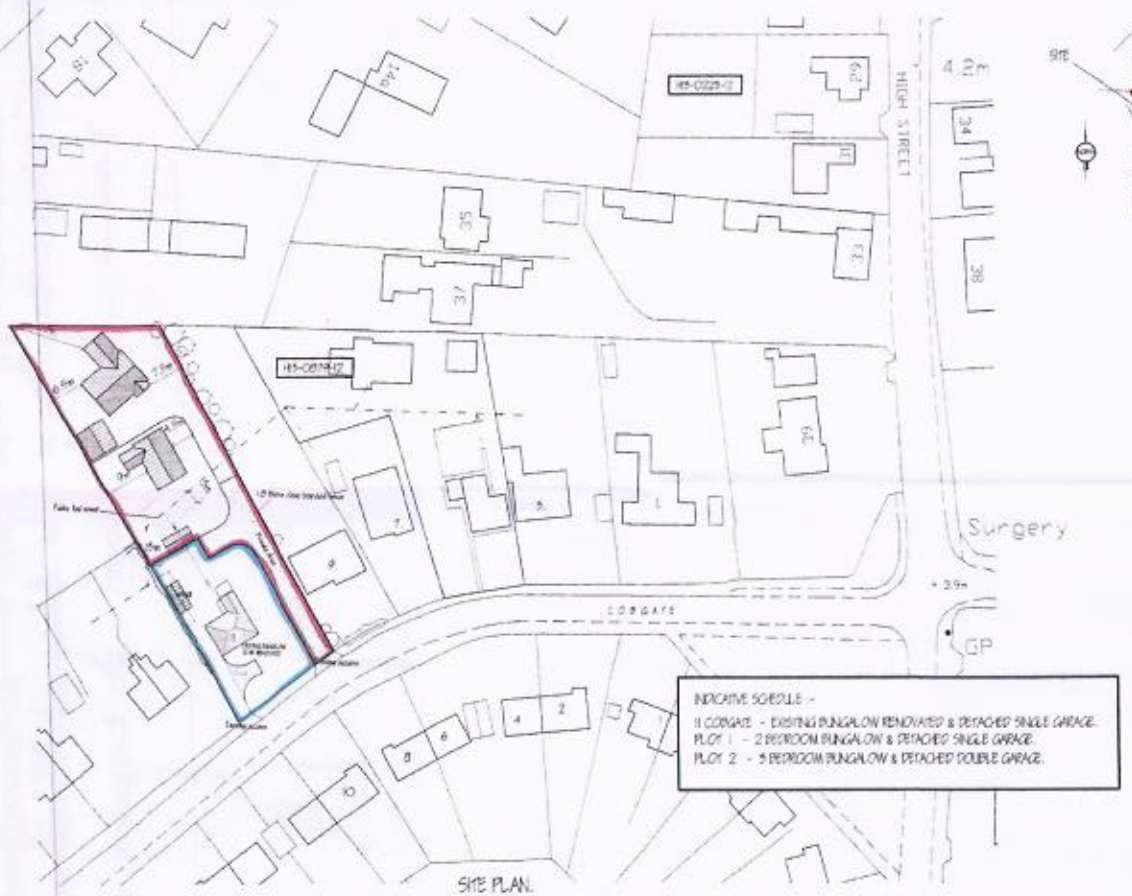
Drawing
SITE & LOCATION PLANS - EXISTING.

Job No. 2028-14 | Drawing No. 01

Date MARCH 2014 | Drawn GRM

Scales
AS INDICATED

DO NOT SCALE FROM THIS DRAWING





LOCATION PLAN.
1/2500.

INDICATIVE SCHEDULE -
11 LODGATE - EXISTING BUNGALOW RENOVATED & DETACHED SINGLE GARAGE.
PLOT 1 - 2 BEDROOM BUNGALOW & DETACHED SINGLE GARAGE.
PLOT 2 - 5 BEDROOM BUNGALOW & DETACHED DOUBLE GARAGE.

G. R. MERCHANT LTD.
LONG ARROE FIVO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
4 Wrigleys House
128 Park Road, Holbeach,
Spalding, Lincs. PE12 7QE
TEL 01406 490000
FAX 01406 490744
E-Mail: gr.merchant@btconnect.com

RESIDENTIAL DEVELOPMENT
Rear of 11 LODGATE,
HOLBEACH,
SPALDING, LINCS PE12 8DL

CAMSERVE LTD

SITE & LOCATION PLANS - PROPOSED

2408-14 | 02

MARCH 2014 | 1250

AS INDICATED

DO NOT SCALE FROM THIS DRAWING



FRONT ELEVATION

SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

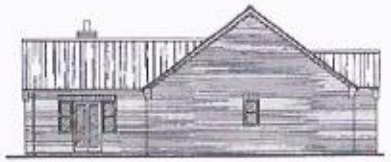
PLOT 1.



FLOOR PLAN



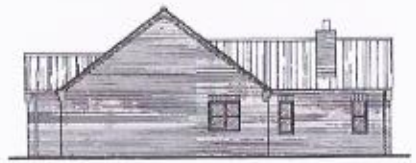
FRONT ELEVATION



SIDE ELEVATION

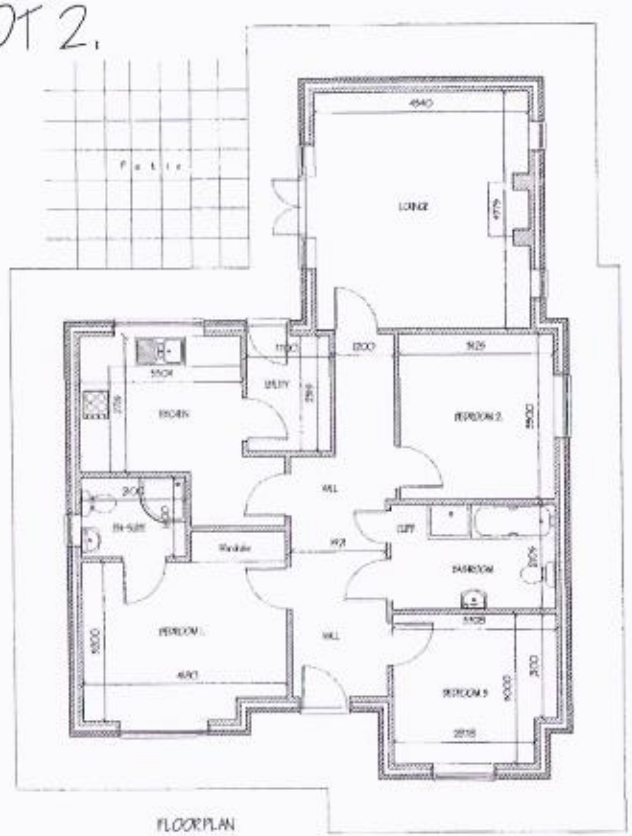


REAR ELEVATION



SIDE ELEVATION

PLOT 2.



FLOOR PLAN

G. R. MERCHANT LTD.
LENG ARROE FIVO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights House
18A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 426020
Fax: 01406 426746
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT
8 CONNAT
HOLBEACH
SPALDING LINCS. PE12 6QN

Client
CAVALIERS LTD.

Drawing
INDICATIVE PROPERTIES -
PLOT 1 - 2 BEDROOM BUNGALOW & GARAGE
PLOT 2 - 3 BEDROOM BUNGALOW & GARAGE

Job Ref.	Drawing No.
2623-14.	05.
Date	Drawn
MARCH 2014	SUR.

Scales
1/50, 1/100.

DO NOT SCALE FROM THIS DRAWING

APPEAL DISMISSAL – APP/A2525/A/14/2227701

The Planning Inspectorate

Appeal Decision

Site visit made on 17 February 2015

by Mark Caine BSc (Hons) MTPL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 March 2015

Appeal Ref: APP/A2525/A/14/2227701
11 West Cobgate, Moulton, Spalding, Lincs, PE12 6QN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Castlebuild Ltd against the decision of South Holland District Council.
- The application Ref H13-0310-14, dated 10 April 2014, was refused by notice dated 28 May 2014.
- The development proposed is a residential development.

Decision

1. The appeal is dismissed.

Procedural matter

2. The application was submitted in outline, with all detailed matters reserved for future approval. I have therefore dealt with the appeal on this basis.

Main Issues

3. The main issues in this appeal are the effect of the proposal on the character and appearance of the surrounding area and on the living conditions of the occupiers of neighbouring properties, with particular regard to noise and disturbance.

Reasons

Character and appearance

4. The appeal site lies within a predominantly residential area that is characterised by a mixture of detached bungalows and two-storey semi-detached dwellings that are set back from the highway and follow consistent building lines. The linear street pattern and long rear garden areas are prevalent and key features of the spacious layout along the northern side of West Cobgate.

5. However the proposal would be in a backland location on a former allotment garden directly to the rear of a bungalow that is under construction at 11 West Cobgate. The introduction of two dwellings into this open undeveloped area would increase the built form and density of development across the site and significantly reduce this space. The proposed dwellings would also have significantly smaller garden areas than the majority of dwellings found in the surrounding area. As a result they would appear as isolated, intrusive features that would be out of context with the established pattern of development and spacious layout of the immediate surroundings.

6. My attention has been drawn to two other planning permissions for backland developments in this area. However I do not have the full details of the circumstances that led to them being accepted before me so cannot be sure that they represent a direct parallel to the appeal proposal. Whilst I have determined the appeal based on its individual merits, in this instance, to allow this proposal would make it more difficult for the Council to resist other similar proposals for backland development in this area and I consider that their cumulative effect would exacerbate the harm which I have described above. Although my decision does not turn on this matter, it adds some weight to my conclusions on the main issues.

7. I therefore conclude that the proposal would have a significantly harmful effect on the character and appearance of the surrounding area. As such it would conflict with the aims of Policy HS6 of the South Holland Local Plan 2006 (Local Plan) which amongst other things seeks to ensure that development integrates into the street scene and village pattern of development. This is consistent with paragraph 58 of the National Planning Policy Framework (the Framework) that new developments shall respond to local character and reflect the identity of its surroundings.

Living conditions

8. Whilst I appreciate that the proposed layout plan is only indicative this shows that the new access road would cross the existing front garden area of No 11 and pass through the gap between its side elevation and the shared boundary with 9 West Cobgate. The proposed access would also be in close proximity to the side elevation of No 9, and its front and rear garden areas. In my view the regular passing and parking of cars associated with the two additional houses, deep into the currently open and undeveloped area, so close to No 9, No 11 and their rear garden areas would generate a level of activity, noise and disturbance that would cause material harm to the living conditions of their residents.

9. I therefore conclude that the proposal would have a harmful effect on the living conditions of the occupiers of neighbouring properties, with particular regard to noise and disturbance. As such it would conflict with the aims of Local Plan Policies SG14 and SG17. Collectively these require, amongst other matters, for the effect of development on the amenity of nearby residents to be taken into consideration, including potential noise nuisance that is associated with vehicular activity. I consider these policies to be consistent with the objectives of the Framework, which include seeking to secure a good standard of amenity for all existing and future occupants of land and buildings. They are therefore not out-of-date.

Other matters

10. In support of their case the appellant has put to me that the indicative details have satisfied issues that could have been raised by the Highway Authority and the Environment Agency, and that comments from the Council's Environmental Health Section can be dealt with by condition. I am also aware that Moulton Parish Council supports the proposal. Nonetheless, these matters do not outweigh or overcome the harm that I have identified.

11. For the reasons given above, the appeal is therefore dismissed.

Mark Caine INSPECTOR

REFUSAL NOTICE – H13-0396-15

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

FILE COPY

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H13-0396-15 **Received:** 1st May 2015 **Type:** OUTLINE

Name: Castlebuild Scaffolding Ltd
Holbeach Road
Spalding
Lincs
PE12 6PL

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Residential development - Erection of bungalow

Location : Rear of 11 West Cob Gate Moulton
Spalding Lincs

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

1 The proposal is in a backland location on a former allotment garden directly to the rear of a bungalow that is under construction at 11 West Cobgate. The introduction of a new dwelling into this open undeveloped area would increase the built form and density of development across the site and significantly reduce this space. As a result the dwelling would appear as an isolated, intrusive feature that would be out of context with the established pattern of development and spacious layout of the immediate surroundings. The proposal would also materially harm the amenity of nearby residents by virtue of additional noise and disturbance, including vehicles using the private driveway.

The proposal is therefore contrary to Policies SG14 and SG17 of the South Holland Local Plan 2006. These policies require, inter alia, that the layout and design of new development should reflect its surroundings and that it should not cause material harm to residential amenity. Furthermore, the proposal is contrary to the objectives of Policy HS6 of the South Holland Local Plan to ensure that new development in villages integrates well with existing patterns of development. To permit the development contrary to the above policies would encourage further applications of a similar nature on adjoining sites which would then be difficult to resist, to the further detriment of the character of the locality. The above policies are consistent with the advice contained in the National Planning Policy Framework (NPPF) 2012. For example, paragraph 53 of the NPPF indicates that inappropriate development of residential gardens should be resisted where it causes harm to the local area. Paragraph 58 stresses that new development should

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

respond to local character and reflect the identity of its surroundings.

The Local Planning Authority has acted positively and proactively in determining this application. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory solution and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

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):

The determined plans are:
Dwg. nos. 2793-15-04, 2793-15-05 and 2793-15-06.

Paul Jackson
Planning Manager

23rd June 2015 **H13-0396-15**

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.



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



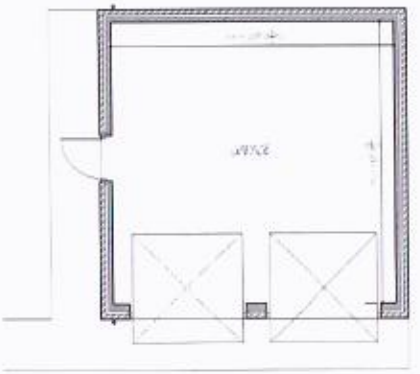
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



FLOOR PLAN



FLOOR PLAN

G. R. MERCHANT LTD.
I.ENG AMICE FIWO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 426744
E-mail: gr.merchant@btconnect.com

DO NOT SCALE FROM THIS DRAWING



SITE PLAN.
1/500.



LOCATION PLAN.
1/2500.

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs, PE12 7EE
Tel: 01406 490800
Fax: 01406 426744
E-Mail: gr.merchant@btconnect.com

Project	RESIDENTIAL DEVELOPMENT Land at WEST COURT, MOULTON, SPALDING, LINCS, PE12 6QA
Client	DAN PEARCE LTD.
Drawing	SITE & LOCATION PLANS - EXISTING
Job Ref.	2715-16
Drawing No.	05
Date	APRIL 2016
Drawn	GRM
Scales	AS INDICATED

DO NOT SCALE FROM THIS DRAWING

All drawings, designs and documents are the property of G. R. Merchant Ltd. and may not be used or reproduced without our written consent. Any discrepancies must be reported to us before any work is put in hand. The Contractor is to check all dimensions on site before any work is put in hand and is to report any discrepancies to us before any work is put in hand. Figured dimensions are to be taken in preference to scaled dimensions. This drawing is to be read in conjunction with all relevant Architect's, Engineer's, Building Regulation Approval, Party Wall Act and other consultant's drawings and specifications. The Contractor is to allow for all necessary shoring, strutting and other temporary works as may be required to maintain adjacent structures and excavations in a safe condition during the course of the works. The Contractor is to allow for all necessary measures to be taken to protect the public and adjacent properties during the course of the works. The Contractor is to allow for all necessary measures to be taken to protect the public and adjacent properties during the course of the works. The Contractor is to allow for all necessary measures to be taken to protect the public and adjacent properties during the course of the works.



SITE PLAN.
1/500.



LOCATION PLAN.
1/2500.

G. R. MERCHANT LTD.
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

4 Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 422744
E-Mail: gr.merchant@btconnect.com

Project
RESIDENTIAL DEVELOPMENT
Rear of 1 WEST COTTAGE
MOULTON
SPALDING, LINCS, PE12 6QL

Client
CHERRYFIELD LTD.

Drawing
SITE & LOCATION PLANS - PROPOSED.

Job Ref.	Drawing No.
2705-16	02.
Date	Drawn
APRIL 2016.	GRM.

Scales
AS INDICATED.

DO NOT SCALE FROM THIS DRAWING

The Drawing is copyright and may not be shown, lent, photographed or used for any other purpose than that for which it is issued. For personal information to whom it is shown and any Memorandum or like document. All dimensions are to be checked by the contractor on site before any work is put in hand or any materials ordered. Any discrepancies are to be reported to the Architect before work proceeds. Any variations from the drawings or specification must be agreed with the Architect before work proceeds. Any variations from the drawings or specification must be agreed with the Architect before work proceeds. Any variations from the drawings or specification must be agreed with the Architect before work proceeds.

PLANNING PERMISSIONS – SIMILAR APPROVED PROPOSALS

- **H13-0223-12**
- **H13-0879-12**

FILE COPY

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

Planning Permission

Reference: H13-0223-12 **Received:** 20th March 2012 **Type:** FULL

Name: Mr A D and Mrs L J Price
The Plantation
Hallgate
Moulton
Spalding
Lincs
PE12 6QG

Agent: TAC Architects
14 Old Fendike Road
Weston Hills
Spalding
Lincs
PE12 6DD

Description: Proposed detached dwelling

Location : Rear of 29 High Street Moulton
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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:
Dwg. no. 11/297/PA/001 received 19 March 2012
unless otherwise agreed in writing by the Local Planning Authority.

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

3 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

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 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 dwelling is commenced all obstructions exceeding 1 metre in height shall be cleared from the land between the highway boundary and the vision splay indicated on the 1:500 land registry plan accompanying the application. The visibility splay shall thereafter be kept free of obstacles exceeding 1 metre in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to accord with Policies SG14 and SG15 of the South Holland Local Plan 2006.

5 Before the dwelling is brought into use the driveway and parking area shall be constructed in accordance with the details accompanying the application.

Reason: To ensure a satisfactory form of development, in the interest of the amenities of the locality. This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan 2006.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), there shall be no additional dormer or other windows/roof lights installed in the roof area of the dwelling hereby permitted other than those shown on the approved drawings, unless otherwise agreed in writing by 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 Policies SG14 and SG17 of the South Holland Local Plan 2006.

7 Before the dwelling is brought into use the eastern boundary of the site shall be screened in accordance with the approved details. The scheme of screening shall thereafter be retained in its entirety.

Reason: 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.

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 For Approval
The proposal is in accordance with national and local policies as set out in Section 6 of National Planning Policy Framework, March 2012; Policies HS6, SG14, SG15, SG16 and SG17 of the South Holland Local Plan, 2006.

Although there is some conflict with Policy HS6, this is outweighed by other material considerations in favour of the proposal.

The issues relating to overdevelopment, character and highway safety are material considerations but not sufficient in this case to indicate against the proposal and to outweigh factors in favour of the proposal, subject to conditions.

Paul Jackson
Planning Manager

18th May 2012

H13-0223-12

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.



PROPOSED FRONT ELEVATION (east)



PROPOSED REAR ELEVATION (west)

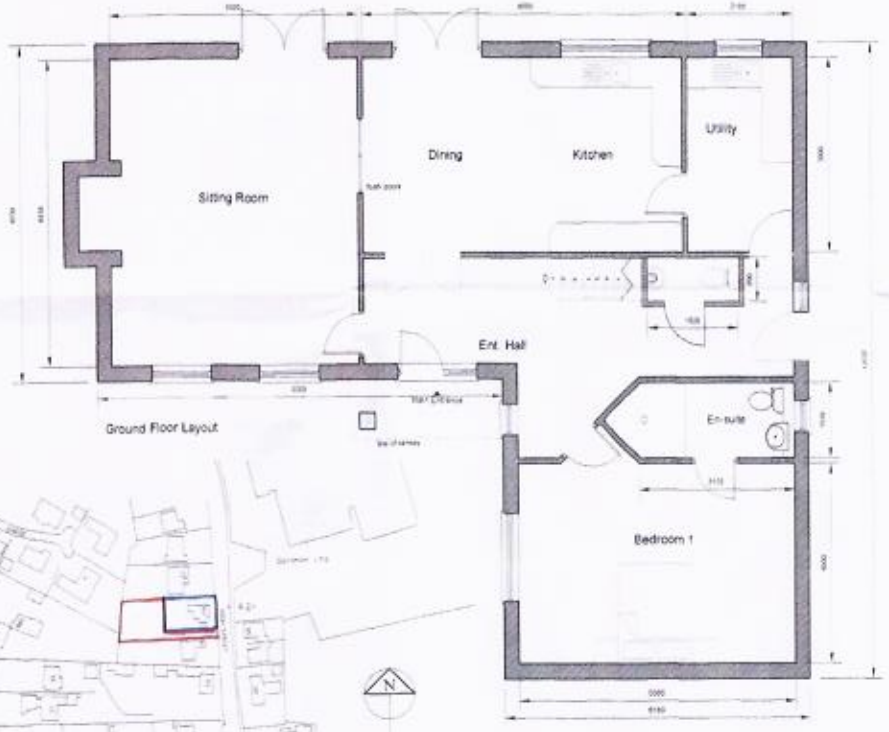


PROPOSED SIDE ELEVATION (north)



PROPOSED SIDE ELEVATION (south)

proposed external materials to be agreed.



Ground Floor Layout



First Floor Layout

LOCATION PLAN

SITE PLAN

c223 12

Client: Mr & Mrs Price

Project: Proposed dwelling at rear of 29 High St, Moulton

Drawing: Planning Drawing

Scale: 1:50, 1:100, 1:500, 1:1250 Drawn: AWM Date: 28/02/2012

Drawing No: 11/297/PA/001

Trevor A Clay RIBA Ltd, 14 Old Feildale Road, Weston Hills, Spalding, Lincs. PE126DD
01406 360027 07775 557575 trevor@tacarchitects.co.uk www.tacarchitects.co.uk

FILE COPY

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

Planning Permission

Reference: H13-0879-12 **Received:** 26th October 2012 **Type:** FULL

Name: Executors of G Sainty
C O G R Merchant Ltd
4 Wrights Mews
12a Park Road
Holbeach
Spalding Lincs
PE12 7EE

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincs
PE12 7EE

Description: Erection of detached bungalow and double garage

Location : Rear of Homeland 5 West Cobgate
Moulton Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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:
Dwg. nos. 2458-12.01 received 25 October 2012 and 2458-12.02A received 22 November 2012.

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

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

Reason: To ensure that the Local Planning Authority retains control over any future alteration of the development, in the interests of its architectural and visual integrity, and to prevent

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

overlooking of neighbouring property, in the interests of the protection of residential amenity. 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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal 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

Reason For Approval
Policies SG14, SG17 and HS6 of the South Holland Local Plan, 2006;
and Sections 6 and 7 of the National Planning Policy Framework 2012.

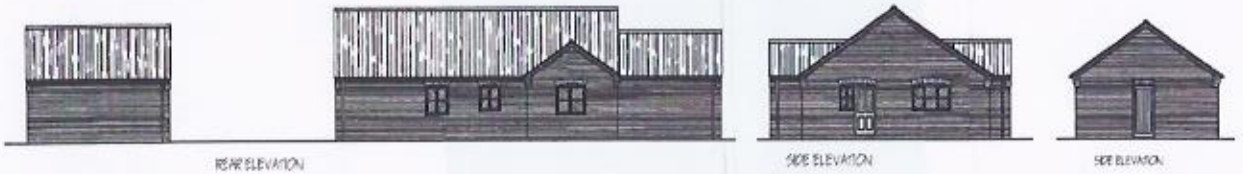
The issues relating to blocking of light is a material consideration but not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

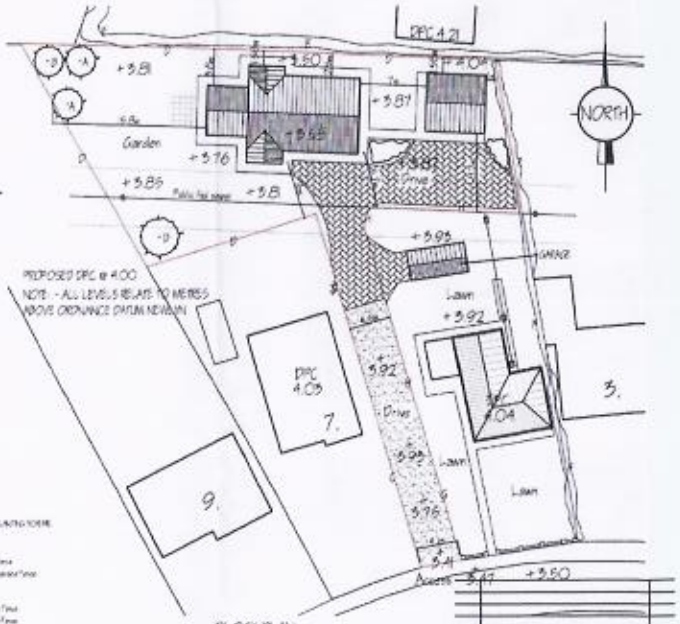
Paul Jackson
Planning Manager
17th December 2012 **H13-0879-12**

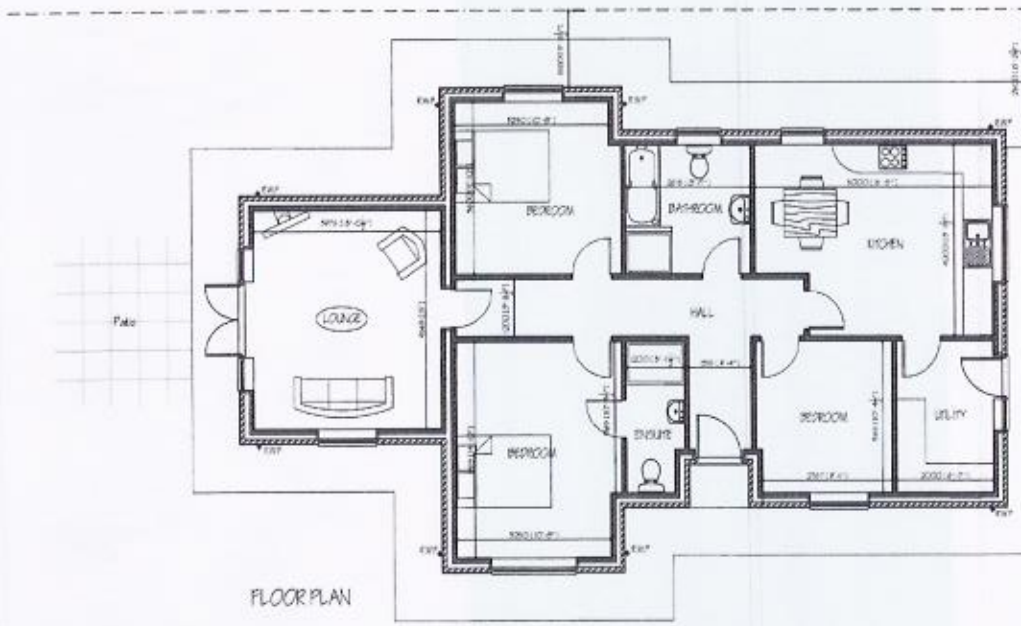
This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.

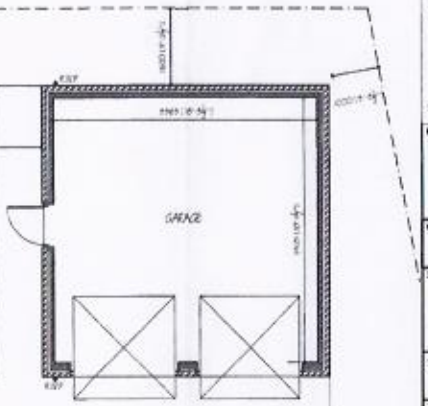
Terry Huggins Chief Executive
Mark Stokes - Deputy Chief Executive Maxine O'Mahoney - Director of Commissioning











SHDC
PLANNING & DEVELOPMENT
22 NOV 2012
Ref. C/S(F)/12

AMENDED PLAN
Ref A1

G. R. MERCHANT
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

Unit 4, Wrights Mews
12A Park Road, Holbeach,
Spalding, Lincs. PE12 7EB
Tel: 01406 490800
Fax: 01406 422744
E-Mail: G. R. Merchant @ Merchant.
Co. UK

Project
PROPOSED RESIDENTIAL DEVELOPMENT
REAR OF HOMELAND
6 WEST CORGATE
HOLLTON, LINCS. PE12 6QN

Client
EXECUTORS OF GWENDOLINE SAWY

Drawing
PROPOSED FLOOR PLANS & ELEVATIONS
SITE LAYOUT PLAN

Job Ref.	Drawing No.
2468-12	02A
Date	Drawn
OCTOBER 2012	SLH

Scales
1/50 1/100 (Unless otherwise stated)

DO NOT SCALE FROM THIS DRAWING

This drawing is copyright and may not be shown, loaned, photographed or used for any purpose other than that for which it was issued. The Owner (Employer) is to own all rights and copyright in the drawings, and the architect retains no rights in the drawings. The Owner (Employer) is to indemnify the architect against any claims arising from the use of the drawings for any purpose other than that for which they were prepared.