Application for Planning Permission and for relevant demolition of an unlisted building in a conservation area
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: MIKE | Surname: BOWSER

Company name: MONOGRAMS RENTALS LTD

Street address: 8 BEAR LANE
PINCHBECK

Town/City: SPALDING
County: LINCOLNSHIRE
Country: United Kingdom
Postcode: PE11 3XA

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mrs | First Name: RACHAEL | Surname: WALTON

Company name: OGLESBY & LIMB LTD

Street address: Suite 4
5 Market Chambers
12 Market Place

Town/City: Spalding
County: Lincolnshire
Country: United Kingdom
Postcode: PE11 1SL

	Country Code	National Number	Extension Number
Telephone number:		01775 761196	
Mobile number:			
Fax number:			

Email address: design@o-l-ltd.co.uk

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

PROPOSED DEMOLITION OF SINGLE STOREY GARAGE BLOCK AND SUBSEQUENT ERECTION OF NEW ONE AND A HALF STOREY DWELLING.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 33 Suffix:

House name: LAND ADJACENT

Street address: KNIGHT STREET

PINCHBECK

Town/City: SPALDING

County: LINCOLNSHIRE

Postcode: PE11 3RA

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 523985

Northing: 325949

Description:

PROPOSED DEMOLITION OF SINGLE STOREY GARAGE BLOCK AND SUBSEQUENT ERECTION OF NEW ONE AND A HALF STOREY DWELLING.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Ms First name: Julie Ann Surname: Middleditch

Reference: Emails & tel con

Date (DD/MM/YYYY): 15/05/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Design now appears appropriate for the site but highways issues still need addressing.
Further subsequent consultation with Jon Sharpe of LCC Highways followed culminating in an email of support for the proposals dated 18.05.15.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (●) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (●) No

Are there any new public roads to be provided within the site? ( ) Yes (●) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (●) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (●) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

ACCESS TO THE SITE WILL BE VIA THE EXISTING VEHICULAR ACCESS WHICH WILL REMAIN UNALTERED. THE EXISTING FRONT BOUNDARY WALL TO NUMBER 31/33 KNIGHT STREET WILL BE REMOVED TO IMPROVE ACCESS TO PARKING FOR THAT FLAT, ALL AS AGREED WITH JON SHARPE OF LCC HIGHWAYS.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (●) Yes ( ) No

If Yes, please provide details:

IN THE NORTH WEST CORNER OF THE SITE SEE DRAWING NO A1062-03A

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

IN THE NORTH WEST CORNER OF THE SITE SEE DRAWING NO A1062-03A

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (●) No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

THE GARAGE BLOCK NEEDS DEMOLISHING TO MAKE WAY FOR THE CONSTRUCTION OF THE NEW ONE AND A HALF STOREY DWELLING.
THE GARAGE BLOCK IS A MID / LATE 20th CENTURY BUILDING WHICH HAS NO ARCHITECTURAL OR HISTORICAL VALUE.
THE FRONT BOUNDARY WALL TO 31/33 KNIGHT STREET IS TO BE DEMOLISHED TO ALLOW IMPROVED PARKING FOR THOSE FLATS. THE FRONT BOUNDARY WALL TO 27/19 KNIGHT STREET IS A CONTINUATION OF THAT TO 31/33 AND IS IN A POOR STATE OF REPAIR, OF DETRIMENT TO THE CONTEXT.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

-

Description of *proposed* materials and finishes:

Facing brickwork to LA approval.

Roof - description:

Description of *existing* materials and finishes:

-

Description of *proposed* materials and finishes:

Roof tiles to LA approval.

Windows - description:

Description of *existing* materials and finishes:

-

Description of *proposed* materials and finishes:

Painted timber.

Doors - description:

Description of *existing* materials and finishes:

-

Description of *proposed* materials and finishes:

Painted timber.

Boundary treatments - description:

Description of *existing* materials and finishes:

Timber fences nominally 1.8m high

Description of *proposed* materials and finishes:

Timber fences nominally 1.8m high

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Gravel

Description of *proposed* materials and finishes:

Gravel & block paving

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

A1062-01A
A1062-03A
Flood Risk Assessment
Car Parking Survey (see D&A Statement appendix 1)
Design & Access Statement.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

FOUL WATER WILL DISCHARGE TO THE MAIN IN KNIGHT STREET VIA THE EXISTING FW MANHOLE ADJACENT NO 33.
THE EXACT ROUTE FROM THIS TO KNIGHT STREET IS UNKNOWN, HOWEVER THIS IS NOT SIGNIFICANT.
THIS IS INDICATED ON DRAWING NO A1062-03A

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ◉ Yes ○ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

GARAGE BLOCK AND VEHICLE STANDING

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses		1			
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total: 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area? 217 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

na

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title:	Mrs	First name:	RACHAEL	Surname:	WALTON

Person role: Agent

Declaration date: 20/05/2015

☒ Declaration made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 20/05/2015