PLANNING AMENDMENT

For office use only

Application No. H14/1159/00

Date Registered 01 DEC 2000

Case Officer DJR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

R & PA CHAPMAN
183 WOOLGRAM WYGATE
SPALDING
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

PODDISTOUS
RABBIT HOLLOW
CHURCH LANE
NORTH RAUCEBY SLEAFORD LINCS
01529 488033 (Contact) MR J CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

OFF SPALDING ROAD PINCHBECK

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H14 1159 00

Building Regulation reference relating to same development (if any)

OFFICE COPY

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A [ ]

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B [✓]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 1/12/00

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

CONVERT BLDGS MERCHANTS INTO 6 RES. UNITS INCLUDING ASSOCIATED PARKING AND DOUBLE GARAGE

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

SEE STATEMENT DATED NOV 2000 PAGES 2-3 INCL.

State drawing no's of the current submission

2980-1A
2980-2A / 2980-3A / 2980-4A

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO — YES & NO
MR D ROBERTS

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Revised elevations, & site boundary, and garage location

Has a similar amendment been submitted under Building Regulations? Yes / No

AMENDMENT RECORD SHEET – LIVE APPLICATION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HP

Registered 27.4.12

Terminal date/committee updated .....

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Has this amendment been requested? Yes/No *

If Yes, is it what was asked for? Yes/No *

Who do you need to reconsult as a result of this amendment?

PC ✓ None ☐

WM ✓

Press

Residents ✓ – 2. objectors. to current app.

Other –

Is it an amendment in principle? Yes/No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin ?) *

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: DR 6/12

Superseded details removed NO.

Give a revised description if the details accepted are different to the submission:

Acceptance issued: .....

Public register updated:

DC Professional Assessment

NOTES:

* Reconsult NOT done

Due to admin difficulties

Retrieved from Admin tray 29/12/00

Proceed to committee Report

Urgent – cannot wait

DR. 29/12/00.

Ref: 1159/00

November 2000

STATEMENT

PROPOSAL TO CONVERT FORMER BUILDERS MERCHANTS INTO SIX RESIDENTIAL UNITS INCLUDING ASSOCIATED VEHICULAR PARKING AND DOUBLE GARAGE TO SERVE EXISTING HOUSE (REFERENCE H14/1159/00)

The property is located on the eastern side of the old A16 about one and a half miles north of Spalding town centre, on the southern outskirts of the village of Pinchbeck. Immediately south of the property exists 'Tom Thumb Nurseries' and to the north a ribbon of single and two storey residential development.

The proposal seeks to convert a series of former builders merchants stores and office elements to the front section of the site, into six self contained residential units. The existing access and driveway from Spalding Road, between the proposal and an existing bungalow to the north, will serve a vehicular parking area to the rear.

In the north eastern corner of the site exists a detached four bedroom dwelling house sharing the common access with the existing commercial element, (there are no legal habitational or other associated ties with this dwelling to the former commercial premises). This dwelling will remain.

The offices, stores and associated yardage have been vacant and on the market for sale for approximately nine years, and are now in disrepair. The site is very overgrown with vegetation and has been subject to vandalism.

The conversion proposals introduce few new elements to what is already there, and make use as much as possible existing window and door openings. A tiled pitched roof will replace the existing flat roof over the former single storey stores area of the building, and the existing high walls will be reduced in height to the rear stores pitched roof building, to form a secure amenity courtyard area.

It is considered that if this commercial building is to be put back to any use, one of affordable residential is the only sensible option. This is already a mixed use site with the residential four bedroom dwelling to the rear. The existing access and visibility is poor and would be of a greater detriment to highway safety with the use of say HGV's than the low key, small volumed, domestic traffic proposed.

The reintroduction of any business use here after such a long period of being vacant will be to the detriment of the residential amenity of the existing adjacent dwellings in terms of possible noise and fume pollution.

A package treatment plant with positive discharge is proposed to cater for the proposals and will replace an existing cesspool. It is intended to link the existing four bedroom house to this new system.

We submit the following amendments to our application, acknowledged receipt 21st September 00.

1. All of the existing first floor window openings on the front element of the building on the north facing wall, will be bricked up to safeguard any possibility of overlooking the existing adjacent bungalow.

2. The previous front porch proposal has been simplified to flat roof structure and windows to this two storey element of the existing building have been amended to standard casement type.

3. North facing walls to the amenity area have been slightly reduced in height and the introduction of metal railings will aid pedestrian visibility when approached from parking areas.

4. A scheme of external lighting has been included.

5. Standard windows replace the previously proposed bow windows to units 3,4,5 & 6 (north elevation) and canopy roofs omitted.

The site boundary has been amended to that previously submitted. Contrary to the sales particulars the site does in fact 'dog leg' through the former stores building in the north western corner of the site. The former stores building will be demolished here to provide for the car parking area, but the boundary walls attached to it northwards will remain and made good where necessary.

An adjoining owners septic tank exists on site (shown on site plan drawing no. 2980-4a) and will remain, all legal rights of way to access this by the adjacent owner will remain unaffected by our proposals. All other rights of way adjoining owners may have across this site to gain access to their properties will remain unaffected by any of our proposals.

The double garage prevously proposed to serve the existing house on site has been repositioned.