LINCOLNSHIRE COUNTY COUNCIL
ENVIRONMENTAL SERVICES DIRECTORATE

FORM NO: ESED/ 1
(revised Dec 95)

To: South Holland District Council

Application Reference H14/0478/96.

Form of notification by the County Director of Environmental Services for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Plot 7 Flaxmill Lane, Pinchbeck

3. Name, classification and number of road

U C

4. Date application referred 14-1-97

5. State whether outline, reserved matters, full etc.

Full

6. Description of proposed development/change of use including access details

Bungalow & Garage

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning (General Development Procedure) Order 1995, that the County Council as local highway authority:-

a. ~~Does not wish to restrict the grant of~~ permission.

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests~~ that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para ~~10b as shown overleaf.~~

Date: 14-1-97 Signed: Director of Environmental Services

Submission Record Sheet

Reference H4/1178/96

Submitted Fee £160 Fees

Receipt No P83308 **Correct fee** £160 Nil / discount Reason:

Date received 30 DEC 1996 Additional £ Receipt No

VALID ☐ _____ Refund £ Voucher No

Invalid ☑ Reminder .....

Fees ☐ Site plans ☐ Cancelled .....

Certificate ☐

Other ☑

Type: FULL

Description :
(if different from form)

Erection of Bungalow

(New) / Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings

Floorspace

Earlier permission reference

Spatial

Index Sheet 128

OS plots

Grid ref 524350 326500

Ward TM

Parish PIBECK

Linked to Site No 2284

Linked to Property No

Inside IBD NO

Inside LP area YES

Policy zone —

District boundary ☐

Other constraints

Constraints

Cons Area	☐	Trunk road rural	☐
Listed Building	☐	Bypass 67m	☐
Grade		Level Crossing	☐
Archaeology	☐	*Footpath*	☐
Ancient Mon	☐		
SSSI etc	☐	Hazard site	☐
TPO	☐	Air safeguard	☐
		Elect line	☐
		Pipeline	☐
		Waste/contam	☐

Planning records:

Earlier applications

1130/96
1081/96
618/96
1218/94
1074/96
416/81
334/79
1231/85
521/83
954/87

Building Control records:

Already submitted - Ref

Request needed

f

DC RECORD SHEET

Registration
Reference H14/1178/96-LIW-31/R
Cross-reference

Case Officer

P. Ury

Directions

Standard Scale dwg ☐
Surface water ☐
Agric appraisal ☐

Non-standard Article 3 ☐ Advert ☐ Other ☐
Reg 4 ☐ Env Assess ☐
LB (S10) ☐ LDC ☐

Direction authorised by Senior Officer _____

No of copies	Details

Further direction authorised by Senior Officer _____

No of copies	Details

Information satisfactory for DC _____

Fee validation check: ☐ _____

Amended description

Consultations/Publicity

Acknowledged / Standard Consults / Public register _____

Non-Standard

Press Publicity

Setting of LB ☐ Conserv Area ☐
Public Right of Way ☐ Discretionary ☐
Departure ☐ >> County Planning ☐

Consultations _____

	All	Selected	Viz:	☐
ROW	☐			
T15	☐			
TRA		☐	_____	_____
ENV		☐	_____	_____
EA		☐	_____	_____
DEM	☐			
LB		☐	_____	_____
			_____	_____
ARC		☐	_____	_____
AG		☐	_____	
HAZ		☐	_____	_____
HSC	☐			
PLA		☐	_____	_____
			_____	_____
ADV		☐	_____	
ADJ		☐	_____	
			OTHER	_____

Senior Officer confirmed: DR. ELL

Extra (Case Officer after inspection)
Specify:

Second Stage (after revalidation)
Reconsult
None ☐
All ☐
Specify

Consult for first time

Residents (Adjacent only)
Addresses :
1, 2, 3, 4,
Brookside
Greseed
Richfield
Spaldings
Vines
Done 16/1
~~Deliver~~/Post

Residents(consult first time)
Addresses :
Deliver/Post

Recommendation

Approve (or favourable) ☑

Refuse (or adverse) ☐

Signed

Date 7-7

Conditions / Reasons

Non-Determination	
Permitted development (or equiv)	☐
Non-development (or equiv)	☐
Withdrawn	☐
Other	☐
Confirmed by Senior Officer	

Referral Prior to Issue	
Dept of Environment (LBC)	☐
Dept of Environment (DEP)	☐

1 TL01

2 C2a

3 Sc21

4 Sc27

5 A close boarded fence 1.8m high shall be erected along the western site boundary, as shown on the submitted plan LO 18/1C, before the construction of the bungalow commences.

Reason: In the interests of residential amenity

NOTES		
Disabled	☐	
Section 106 / 278	☐	
Demolition	☐	
LB Demolition	☐	
Amended Plans	☐	Received
		Drawing nos

Assessment

Notes for Case Officer

Cul-de-sac in Looking a bit cramped. Check windows disparities & distances with Adj. bungalows on other plots.

Site Inspection

Accuracy ?

Neighbours ?

Boundaries ?

Features ?

Inspected by PDM

Date 14-1

Site Notice posted by PDM

Date 16-1 on Bonsack Site Entrance "Park near tree.

Resident Notices delivered by

Date

Telephone and Visitor Record

Case Officer Conclusions / Report

Site used as Site office at present
Footings in for Plots 1 + 2
Rear boundary 1.4 - 1.8m high fence
Front hedge 1.8-2.0 with fence panel + shrubs behind
Also brick building 3.2m high.
Bungalow to rear has new fence 1.2m high with trellis
Plants + shrubs.

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H14/1178/96

Applicant: Allison Homes
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Agent: Allison Homes
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Description: Erection of a bungalow

Location: Plot 7, Flaxmill Lane
Pinchbeck
Spalding
Lincs

Valid

Type: FULL

Date received: 30-DEC-96

02-JAN-97

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Please complete the enclosed forms (none sent with application).

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Karen Porter quoting the above reference.

Yours faithfully

pp K Porter

Support Services Manager

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

(5)

Application no: H14/1178/96

Applicant: Allison Homes
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Agent: Allison Homes
Swallow House
Banbury Close
West Elloe Avenue
Spalding Lincs PE11 2BS

Description: Erection of bungalow and associated garage

Location: Plot 7, Flaxmill Lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 06-JAN-97

10-JAN-97

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 24-JAN-97. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is P J UDY

Yours faithfully
Mrs S A Waltham
Director of Housing and Planning Services

Clerk to Pinchbeck PC
4 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend Approval

Signed:

Beamps

Pinchbeck Parish Council

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H14/1178/96
FULL

Applicant: Allison Homes
Tel: 01775 724701

Agent: Allison Homes
01775 724701

Description: Erection of bungalow and associated garage

Location: Plot 7, Flaxmill Lane
Pinchbeck
Spalding
Lincs

VALID DATE: 06-JAN-97 TERM DATE: 03-MAR-97 TARGET COMMITTEE: 26-FEB-97

Targets:			
To case officer	13-JAN-97	Report deadline:	12-FEB-97
Inspected by	20-JAN-97	Agreed TD Ext:	
Extra contacts	27-JAN-97	Case Officer:	
Refer outstanding	10-FEB-97	P J UDY	

DEVELOPMENT/CONSTRAINTS
Size: 1 DWE Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner and/or the(1 Crossgate Cresent)	16-JAN-97	06-FEB-97
The Owner and/or the(2 Crossgate ")	16-JAN-97	06-FEB-97
The Owner and/or the(3 Crossgate ")	16-JAN-97	06-FEB-97
The Owner and/or the(4 Crossgate ")	16-JAN-97	06-FEB-97
Site/Press Advert MIN	13-JAN-97	03-FEB-97
Clerk to Pinchbeck P	10-JAN-97	24-JAN-97
Cllr T Bray	10-JAN-97	19-JAN-97
Cllr P J Buffham	10-JAN-97	19-JAN-97

L C C — Objs Attached for CS

MRS. SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H14/1178/96
FULL

Applicant: Allison Homes
Tel: 01775 724701

Agent: Allison Homes
01775 724701

Description: Erection of bungalow and associated garage

Location: Plot 7, Flaxmill Lane
Pinchbeck
Spalding
Lincs

VALID DATE: 06-JAN-97 TERM DATE: 03-MAR-97 TARGET COMMITTEE: 26-FEB-97
Targets: To case officer 13-JAN-97 Report deadline: 12-FEB-97
Inspected by 20-JAN-97 Agreed TD Ext:
Extra contacts 27-JAN-97 Case Officer:
Refer outstanding 10-FEB-97 P J UDY

DEVELOPMENT/CONSTRAINTS
Size: 1 DWE Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert	MIN	14-JAN-97	04-FEB-97
Clerk to Pinchbeck P		10-JAN-97	24-JAN-97
Cllr T Bray		10-JAN-97	19-JAN-97
Cllr P J Buffham		10-JAN-97	19-JAN-97

L C - C - Obs Attached JC 14/1/97

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department
Council Offices,
Priory Road, Spalding,
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Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P8308
Date received : 30-DEC-96

Received from

Swallow Premier Homes Ltd.

Address

Pot 7
Flaxmill Lane
Pinchbeck
Spalding

FILE COPY

Fee paid	#	160.00
VAT	#	0.00
Total received	#	160.00

Cash/Cheque : Cheque

Signed.....K. Porter
(Authorised Collector)

LINCOLNSHIRE COUNTY COUNCIL

ARCHAEOLOGY SECTION

PLANNING CONSULTATION

PV

SOUTH HOLLAND DISTRICT COUNCIL

PLANNING APPLICATION No. H14/1178/96

Observations as follows:-

Standard paragraphs

Allen Hms

Other observations:

Advised Plot Grass a Estate under Contractors

[ ] No comments

[✓] Please forward a formal consultation

Signed [signature] Date: 23/1/97

EXTERNAL MATERIAL SCHEDULE

SITE: MEADOW GROVE FLAXMILL LANE, PINCHBECK

Ref: **MC/LS/45**
Date: *26/11/96*
Revised: *24/12/96*

Baggeridge Brick Work (Except Grosvenor Red By Ibstock)

Marley Roof Tiles

PLOT NO.	HOUSE CODE	HOUSE NAME	FACING BRICK	BRICK DETAILING	TILE HANGING COLOUR/PROFILE	TILE DETAIL	ROOF TILE COLOUR/PROFILE	RIDGE TILE DETAIL/COLOUR	JOINERY
1	B3/SG/13	PEDWELL	GROSVENOR RED	TUSCAN RED			MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	MAHOGANY STAIN
2	P/B3/111	DERWENT	MANDARA ORANGE MULTI	HARVEST BUFF MULTI			MENDIP SMOOTH GREY	SMOOTH RED	WHITE
3	B3/SG/14	EASTCOTT	HARVEST BUFF MULTI	GROSVENOR RED			MENDIP SMOOTH BROWN	AS MAIN ROOF	MAHOGANY STAIN
4	B3/SG/15	HALSWAY	TUSCAN RED	MANDARA ORANGE MULTI			MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	CREAM
5	B3/SG/12/V1	ALDEBY	HARVEST BUFF MULTI	GROSVENOR RED			MENDIP SMOOTH GREY	SMOOTH RED	MAHOGANY STAIN
6	B3/SG/14/V1	EASTCOTT	GROSVENOR RED	HARVEST BUFF MULTI			MENDIP SMOOTH BROWN	AS MAIN ROOF	CREAM
7	P/B3/21/01/V2	ROSEBANK	HARVEST BUFF MULTI	MANDARA ORANGE MULTI	RUSTIC GREY PLAIN	SMOOTH RED CLUB TILE	MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	WHITE
8	B2/SG/01/V2	BRANDON	MANDARA ORANGE MULTI	HARVEST BUFF MULTI			MENDIP SMOOTH GREY	SMOOTH RED	MAHOGANY STAIN
9	P/B3/211/01/V2	~~BRANDON~~ ROSEBANK	TUSCAN RED	GROSVENOR RED			MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	CREAM

Schedule as 1081/96
which is Card Camp for materials
for this estate.

[illegible] PLANNING
06 JAN 1997
Ref: 1178/96

EXTERNAL MATERIAL SCHEDULE

SITE: MEADOW GROVE FLAXMILL LANE, PINCHBECK

Ref: **MC/LS/45**
Date: *26/11/96*
Revised: *8.4.97*

Baggeridge Brick (*), Ibstock (I), Butterley(b)

Marley Roof Tiles

PLOT NO.	HOUSE CODE	HOUSE NAME	FACING BRICK	BRICK DETAILING	TILE HANGING COLOUR/PROFILE	TILE DETAIL	ROOF TILE COLOUR/PROFILE	RIDGE TILE DETAIL/COLOUR	JOINERY	GUTTER/ DOWNPIPE
1	B3/SG/13	PEDWELL	GROSVENOR RED (I)	TUSCAN RED (*)			MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	MAHOGANY STAIN	BROWN
2	P/B3/111	DERWENT	MANDARA ORANGE MULTI(*)	HARVEST BUFF MULTI(*)			MENDIP SMOOTH GREY	SMOOTH RED	WHITE	WHITE
3	B3/SG/14	EASTCOTT	SHERWOOD BUFF MULTI(B)	SHERWOOD RED MULTI(B)			MENDIP SMOOTH BROWN	AS MAIN ROOF	MAHOGANY STAIN	BROWN
4	B3/SG/15	HALSWAY	LEICESTER MULTI RED STOCK(I)	HARVEST BUFF MULTI(*)			MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	CREAM	BROWN
5	B3/SG/12 V1	ALDEBY	SHERWOOD BUFF MULTI(B)	TUSCAN RED(*)			MENDIP SMOOTH GREY	SMOOTH RED	MAHOGANY STAIN	BROWN
6	B1/SG/14 V1	EASTCOTT	GROSVENOR RED (I)	HARVEST BUFF MULTI(*)			MENDIP SMOOTH BROWN	AS MAIN ROOF	CREAM	BROWN
7	P/B3/21 01 V2	ROSEBANK	LEICESTER BRECKLAND AUTUMN STOCK(I)	CAVENDISH DANUM ANTIQUE(I)			MENDIP ACORN BROWN	AS MAIN ROOF	WHITE	WITE
8	B2/SG/01 V2	BRANDON	CAVENDISH DANUM ANTIQUE(I)	HARVEST BUFF MULTI(*)			MENDIP ACORN BROWN	SMOOTH RED	CREAM	BROWN
9	P/B3/21 01 V2	ROSEBANK	LEICESTER MULTI RED STOCK(I)	SHERWOOD BUFF MULTI(B)			MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	CREAM	BROWN

SOUTH HOLLAND DC
HOUSING & PLANNING
30 JUN 1997
Ref: 117/96

AMENDED PLAN
Ref.

EXTERNAL MATERIAL SCHEDULE

SITE: MEADOW GROVE FLAXMILL LANE, PINCHBECK

Ref: ***MC/LS/45***
Date: *26/11/96*
Revised: *8.4.97*

Baggeridge Brick (*), Ibstock (I), Butterley(b)

Marley Roof Tiles

PLOT NO.	HOUSE CODE	HOUSE NAME	FACING BRICK	BRICK DETAILING	TILE HANGING COLOUR/PROFILE	TILE DETAIL	ROOF TILE COLOUR/PROFILE	RIDGE TILE DETAIL/COLOUR	JOINERY	GUTTER/ DOWNPIPE
1	B3/SG/13	PEDWELL	GROSVENOR RED (I)	TUSCAN RED (*)			MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	MAHOGANY STAIN	BROWN
2	P/B3/111	DERWENT	MANDARA ORANGE MULTI(*)	HARVEST BUFF MULTI(*)			MENDIP SMOOTH GREY	SMOOTH RED	WHITE	WHITE
3	B3/SG/14	EASTCOTT	SHERWOOD BUFF MULTI(B)	SHERWOOD RED MULTI(B)			MENDIP SMOOTH BROWN	AS MAIN ROOF	MAHOGANY STAIN	BROWN
4	B3/SG/15	HALSWAY	LEICESTER MULTI RED STOCK(I)	HARVEST BUFF MULTI(*)			MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	CREAM	BROWN
5	B3/SG/12 V1	ALDEBY	SHERWOOD BUFF MULTI(B)	TUSCAN RED(*)			MENDIP SMOOTH GREY	SMOOTH RED	MAHOGANY STAIN	BROWN
6	B3/SG/14 V1	EASTCOTT	GROSVENOR RED (I)	HARVEST BUFF MULTI(*)			MENDIP SMOOTH BROWN	AS MAIN ROOF	CREAM	BROWN
7	P/B3/211/01 V2	ROSEBANK	LEICESTER BRECKLAND AUTUMN STOCK(I)	CAVENDISH DANUM ANTIQUE(I)			MENDIP ACORN BROWN	AS MAIN ROOF	WHITE	WITE
8	B2/SG/01 V2	BRANDON	CAVENDISH DANUM ANTIQUE(I)	HARVEST BUFF MULTI(*)			MENDIP ACORN BROWN	SMOOTH RED	CREAM	BROWN
9	P/B3/211/01 V2	ROSEBANK	LEICESTER MULTI RED STOCK(I)	SHERWOOD BUFF MULTI(B)			MENDIP OLD ENGLISH DARK RED	AS MAIN ROOF	CREAM	BROWN

...LAND DC
...PLANNING
30 JUN 1997
Ref: 11/78/96

...PLAN
Ref.

ALLISON
HOMES

Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

Our ref MAC/LS/l118

27 June 1997

Mr P Udy
Planning Department
South Holland District Council
Priory Road
SPALDING
Lincs

Dear Sir

Re: Planning Amendment to Material Details for Plot 7 (Bungalow) At Flaxmill Lane, Pinchbeck.

Following your letter dated 8 April 1997 we apologise for the delay in responding but enclose 2 No. Copies of the Planning Application Amendment Form and Schedule as required for the above(Approval No. H14/1178/96).

We trust this is now in order but if you have any queries please do not hesitate to contact us.

Yours sincerely

M A Croker
Company Architect

AMENDED PLAN
Ref.

ALLISON
HOMES

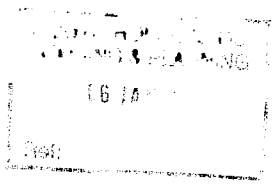
Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

Our ref MAC/LS/60

6 January 1997

Planning Department
South Holland District Council
Priory Road
Spalding
Lincs



FAO Mr K Porter

Dear Sir

Re: Substitution of Bungalow on Plot 7 Flaxmill Lane, Pinchbeck H14/1178/96.

We enclose 4 No. Copies of the completed planning application form for the above and your copy of your letter dated 2 Jnauary 1997 as requested.

We trust that this in order but if you have any queries please do not hesitate to contact this office.

Yours sincerely

Mark A Croker
Company Architect

Enc

H14/1178/96

ALLISON
HOMES

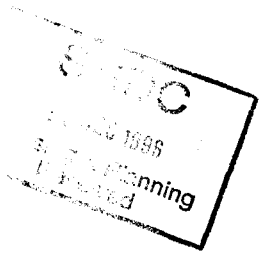
Swallow House,
Banbury Close,
West Elloe Avenue,
Spalding, Lincs. PE11 2BS

Tel: (01775) 724701
Fax: (01775) 762153

Our ref MAC/LS/56

23 December 1996

Planning Department
SHDC
Priory Road
Spalding
Lincs



Dear Sir

Re: Substitution of Bungalow on Plot 7 Flaxmill Lane, Pinchbeck - H14/0618/96.

Due to a client request we wish to make an application for full planning permission for substitution of a Rosebank at the above development and therefore enclose the following drawings and documents:

4 No. Copies full planning permission
4 No. Copies Drawings (see drawing issue register)
a cheque to the value of £160.00 made payable to South Holland District Council.

We trust this is in order but if you have any queries please do not hesitate to contact this office.

Yours sincerely

Mark A Croker
CompanyArchitect

Enc

Mr K S Culpin,
4 Crossgate Crescent,
Pinchbeck,
Spalding,
Lincs.
PE11 3XL.

Mr P Udy

SAW/NRM/JJ
H14/0618/96 &
H14/1178/96
23 April 1997

Dear Sir,

DEVELOPMENT AT FLAXMILL LANE, PINCHBECK BY ALLISON HOMES.

I reply to your two letters dated the 5th and 15th April 1997. The main points in your letters are:

i) The turning head has moved south, it is not behind you as originally envisaged.
ii) You were told no windows would face you.
iii) The bungalow behind you is not in line as shown on the plan, it has moved further south.
iv) The longer part of the bungalow is directly behind you instead of the shorter length.

The road layout shown on a planning application ref: H14/1218/94 shows the turning head directly behind your bungalow. This development was for 12 plots. However, a fresh planning application for 9 plots was submitted under ref: H14/0618/96 and this resulted in the main turning head being moved further south which resulted in there being no road directly behind you, only the private drive which served 4 plots. My records indicate that you commented on this second application but made no objections about the turning head. The plan submitted under reference H14/0618/96 shows a double garage on plot 6 between the private drive and your dwelling. The garden area of plot 7 is also behind you. Therefore when you state that the turning head has moved south and it is not behind you as originally envisaged you are correct because the road has been laid out in accordance with the second, more recent planning application.

The planning application ref: H16/0618/96 shows that there will be windows in the western elevation of the bungalow on plot 6.

After the planning permission was issued for the application ref: H14/0618/96 the applicants applied for a number of amendments. One of the amendments was to link the double garage and the bungalow on plot 6 together with a roof over a footpath to make a covered walkway. As part of this proposal the garage roof would be hipped. These amendments were accepted by the Local

Planning Authority. It is now clear that the bungalow which has been constructed on plot 6 does not accord with those amended drawings since the covered walkway has been deleted so that the kitchen and utility area can be extended internally. The southern gable of the garage is not quite in line with your dwelling as the drawing shows and this is probably owing to the distance from the northern elevation of the bungalow to the hedge on the northern boundary being further than the plan shows. This discrepancy is probably due to the problem of where to measure to when measuring from a hedge. The relationship shown on the plan of the bungalow to your dwelling may not be accurate owing to the applicants not having the right to measure your dwelling nor your neighbours and therefore the plan was most likely been prepared by scaling up Ordnance Survey drawings. Discrepancies can therefore creep in. What is important is whether the errors are so bad as to demonstrably harm your residential amenities. Therefore, your comments that the bungalow behind you is not in line as shown on the plan appears to be correct but in relation to having the longer length of the bungalow behind you instead of the shorter length, this is as per the amended drawing notwithstanding the fact that the covered walkway has been enclosed. It is not considered that the other disadvantages are serious enough to warrant remedial action.

The planning applications had a condition for fencing along the boundary with you and your neighbours and I note that some gaps have been fenced but yours currently has not been. I therefore ask whether you want your boundary with the site to be enclosed with a 6ft close boarded fence since this will certainly overcome any overlooking and loss of privacy you feel you have suffered.

I would finally advise in relation to your comment that the site does not appear to have been supervised. The South Holland District Council Building Inspectors are not supervising the site, this is being carried out by the National House Builders Council.

I trust the contents of this letter satisafactorily answers your questions. I appreciate that this letter is quite detailed and so if you require further clarification I would be willing to visit you with the plans to illustrate the situation.

Yours faithfully

N Midlen
Development Control Manager