

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0012/94

Received: 22-FEB-94 Type: FULL

Name: Mr & Mrs G J Ferraro
28 Oakley Drive
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Demolition of existing dwelling and replace with a
four-bedroomed house and garage

Location : 12 Wygate Road 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 five years
beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act
1990.

- 2 The approved scheme of landscaping and/or screening shall be carried out
in its entirety within a period of two years beginning with the date on
which development of the land is commenced. The trees, shrubs or bushes
shall be adequately maintained by the owner(s) of the land on which they
are situated for a period of ten years beginning with the date of
completion of the scheme, and all losses shall be made good during that
period.

Reason: In the interests of visual amenity and to ensure that the
approved scheme is implemented satisfactorily.

- 3 Within three months of the date of occupation of the proposed dwelling
hereby permitted the existing bungalow located to the rear of the site
shall be demolished and the rubble cleared from the site.

Reason: This condition is imposed to prevent a tandem development
occurring, if the existing property is retained and occupied along with
the proposed property, which would be unsatisfactory owing to overlooking,
disturbance from the use of a shared drive and lack of amenity space.

Director of Planning and Building Control Services
25-APR-94 H16/0012/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

PLANNING APPLICATION

For office use only

Application No. H16/0012/94

Date Registered

06 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS G J FERLARO
28 OAKLEY DRIVE
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

East Midlands Design Assoc
"WILLOW LODGE"
HORSEHOE RD, SPALDING, LINCS. PE11 3JA

Tel. No. 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

12 WYGATE ROAD, SPALDING, LINCS

OFFICE
COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

REPLACEMENT OF EXISTING DWELLING WITH 3 BED HOUSE - GARAGE

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £20.00

If you consider no fee is payable

include a written explanation instead.

Previous application No.

Signed

Date

5.01.93

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)
☒
☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐ Design ☐ External Appearance ☐Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☒
☐
☐
☐

If so, how many: /

4. A. Please state site area (in all cases)

hectares

B. If building works are proposed, please state extra floor space to be created:

sq. metres

C. Please state size of any new structure:- (a) max. height:

metres

(b) max. length:

metres

(c) max. width:

metres

D. Please state type and colour of materials for facing external walls:

E. Please state type and colour of roofing materials.

F. Has a survey of the site been undertaken? State Yes or No

8.2
9.78
10.85.
MARLEY OXEN Golden Mulla
MARLEY DOUBLE ROMAN
Smooth broken

☐**5. GENERAL INFORMATION** Please complete each section**EXISTING USES**

Please state existing or, if vacant, the last use(s) of site.

DOMESTIC.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)Please tick ~~one~~ box

A. There will be no new access to a public road and no alteration to any existing access to a public road

☒

or

B. There will be a new or altered access to a public road

☐

If so, name of road:

Will there be—

Individual access(es)

New estate road

☐
☐

C. What provision will be made for garages or parking within the site?

SEE BLOCK PLAN

TREES Please tick one box

A. The proposal does not involve the felling of any trees

☐

B. The proposal does involve the felling of one or more trees

☒

⇒ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

Cesspool

☐

Septic tank

☐

SOAKAWAY
—
NO.

PLEASE COMPLETE IN ALL CASES

State Yes or No

The proposal is in connection with agriculture

☒

⇒ If so, please give details in Part 6

The proposal affects a listed building

☒

The proposal affects a public right of way

☒

The proposal is known to affect contaminated or filled land

☒

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

☒

⇒ If so, please complete Part 7

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

☒

Date:

Consultee(s)

Is this application related to a previous submission?

☒

Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

PROSPECTIVE PURCHASER

2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed (Applicant / Agent) Date

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

*MRS FORTH
17 KENTMOORE ROAD
MOULTON*

5th January 93.

Signed *[Signature]* (Applicant / Agent) Date *5-01-93*

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed *[Signature]* (Applicant / Agent) Date *5-01-93*

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

DC INSTRUCTION SHEET

APPLICATION REF: H16 / 0012 / 94

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

EA Reg4

☐☒

Scale dwg:

Highway S/W:

Agric appraisal:

Please amend the description since it reads three bedroom house. The outline Planning Permission was for two plots. Please confirm when the plan shows four bedrooms. Also see attached letter.

Details whether this proposal supercedes town? will there be another application for a dwelling to be rear? Please confirm that (Non-std only) description can be altered to include 'demolition of house & garage'.

LB Advt

☐☐

Other.....

Direction authorised by Senior Officer.....

Date.....1-2-98

Revalidation after Direction

Information satisfactory

Signed.....

Date.....24-2

Valid date:

Amended description

Demolition of existing dwelling & replacement with a 4 bedroom house & garage.

Superseded plans indicated

☒
 Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐None
identified
initiallyRECONSULTS
(revalidated)

All

☒

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity: >>

.....

.....

.....

.....

Consultations:

County

E Heritage

Societies

.....

.....

..... G ROW

Extra Consultations:

Transport

TRA

D/Transp A15

D/Transp A18

B Rail

..... G* T15

.....

.....

WP Note -

G Group available

G* Group essential

(longer expiry)

Press

PC

WM

Residents

Environment/

Drainage

WAT

Env Services

NRA

IDB

Env Assess

.....

.....

.....

☐ G ENV (See separate sheet)

Conservation

LB

LB Demolish

Archaeology

Eng Heritage

Consultant

Other

..... G* DEM

..... G ARC Specify:

.....

.....

.....

Order No:

Specify:

Hazards

HSC Group

Specific

..... G* HAZ

.....

.....

Specify:

Specify:

Other PLA

Case Officer:

Senior Officer Confirmed.....

Date.....13/1

Recorded DC....

Notes for Case OfficerSite Inspection

Accuracy :
 Neighbours :
 Boundaries :
 Site Features :

Peto I am happy enough to assume that
 this will off d.c. (See note on that design)
 Further matters can be attended to as part
 of determination process.

can it come forward?

New siting front approx in line
 with apex of roof for dwelling
on each side

Inspected by Pm
 Date 18-1

Site Notice posted by Pm
 Date 18-1
 Expiry

Individual Resident Notices required:

Addresses to be
 sent to -

Addresses
 delivered to -

on tree to bank
 in road verge

New Notice 1-3-94

Telephone/Visitor Record

Date	Conversation with	Conclusion
27-1	C. Briggs	No objection to deletion of trees space + moving house forward

21-2 Pm 100 path is removed forward to 9m from

Case Officer Conclusions

Site between two pairs of semis
 will be set back further from road than
 existing frontages. Trees + protection 1 1/2 m tall to protect
 old ~~cell~~ bungalow to rear needs demolition
 might 3rd class in front to bridge

W. 1 low garage + fence next to proposed line

existing bungalow appears to be occupied, new satellite
 dish installed in it

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda ✓ & 2/4

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve
(or equiv)

Refuse
(or adverse)

Signed Date.....

Notes:

☐	Disabled
☐	Prev conditions
☐	Amended plans -
	Dwg no:
	Received:

CONDITIONS/REASONS:

condn re demolition ✓
existing

Condition monitoring:

non-std expiry
prior submission
prior siteworks ☒

Determined plans indicated ☒

Departure approval confirmed ☐

Flag for on-site review ☐

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt No P3704

Date first Rec'd 06 Jan 1994

Registration

Reference H16/0012/94

Cross-Ref B16/0007/94

Date 7/18

Validation

TYPE Full

Site area
No of dwellings /
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £120

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 193 OS Plots

Grid ref 524010 323000

Ward T

Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

CA Cons Area

LB Listed - Grade:

ARC Archaeology

AM Ancient Mon

SSI Special Int

TR Rural

BP TR proposed 67m

LC Level Cross

FP Footpath

TPO Tree Pres

Hazards -

HAZ Site

AIR Safeguard

LIN Elect

PIP Pipe

CON Waste/contamin

Linked to site

Ref 1920

Dist Bound

Linked to property

Ref

Other:

Planning Records:
Earlier apps

515/93
not in
system

B Reg Records:
Already submitted - Ref:
Request needed
Requested

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0012/94

Received: 22-FEB-94 Type: FULL

Name: Mr & Mrs G J Ferraro
28 Oakley Drive
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Demolition of existing dwelling and replace with a
four-bedroomed house and garage

Location : 12 Wygate Road Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 3 Within three months of the date of occupation of the proposed dwelling hereby permitted the existing bungalow located to the rear of the site shall be demolished and the rubble cleared from the site.

Reason: This condition is imposed to prevent a tandem development occurring, if the existing property is retained and occupied along with the proposed property, which would be unsatisfactory owing to overlooking, disturbance from the use of a shared drive and lack of amenity space.

22-APR-94

AD check.....*22/4*.....

Authorised to issue (inc Delegation).....*AP*.....

APPLICATION REFERENCE: H16/0012/94 DATE RECEIVED: 22-FEB-94

TYPE: Full

DESCRIPTION: Demolition of existing dwelling and replace with a four-bedroomed house and garage.

LOCATION: 12 Wygate Road, Spalding.

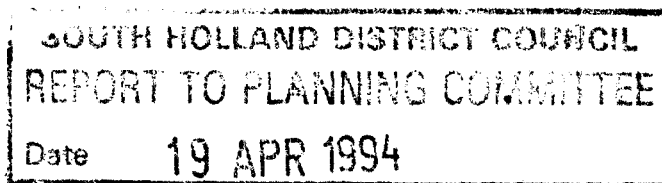
APPLICANT: Mr & Mrs G J Ferraro AGENT: E. M. D. A.

REASON FOR COMMITTEE CONSIDERATION

Objection received.

RECOMMENDATION

Grant Permission.



COMMENTS

- 1 The proposed property will be sited 9 metres away from the footpath and will be behind the existing building line.
- 2 The properties on each side have a driveway between them and the site and therefore the effect of the new building on windows in the side gable of the existing dwellings will be reduced. The comments made by the objector appear to be due to the proposed house being slightly forward of windows in the side elevation, thereby resulting in some degree of shading. Owing to the driveway between the property and the proposed house however, this shading should be within acceptable limits.

REPRESENTATIONS

Public: Letter received from 10 Wygate Road, Spalding (Summarised).
- Made detailed observations and calculations in respect of siting of proposed house, feel front of proposed house would be better situated 10 metres back from rear edge of footpath.

1 TLI
SCHEDULE OF CONDITIONS

- 2x SC27 - (Implementation of Planting).
- 2 Within three months of the date of occupation of the
- 3 SCA proposed dwelling hereby permitted the existing bungalow

located to the rear of the site shall be demolished and the rubble cleared from the site.

Reason: This condition is imposed to prevent a tandem development occurring, if the existing property is retained and occupied along with the proposed property, which would be unsatisfactory owing to overlooking, disturbance from the use of a shared drive and lack of amenity space.

E.M.D.A.,
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Mr F J Udy

PJU/JK/H16/0012/94

2 February, 1994

Dear Sir

Replacement Dwelling, 12 Wygate Road, Spalding

I enclose an invalid letter for the above referenced application, since the description doesn't match the proposed development. This needs correcting.

As a separate matter, I write to suggest that the dwelling is moved forward since as proposed it will be the only dwelling set so far off the road. It will result in the properties to both sides having good views of the side elevations which will detract from those amenities.

Lincolnshire County Highways Department do not require a turning space in this location. The highway standards would require 3 spaces, including the garage and a minimum of 6 metres between the front face of the garage and the rear edge of the footway.

I would be grateful for your comments on this suggestion and enclose amendment forms to accompany your amended drawings if necessary.

Yours faithfully



F J UDY
Principal Planning Officer (Development Control)

Encl.

P J Udy

PJU/SAH H16/0012/94

Mrs Y M Achurch
10 Wygate Road
Spalding
Lincs
PE11 1NT

10 February 1994

Dear Madam

New Dwelling at 12 Wygate Road, Spalding

I refer to your letter received on 7 February 1994 and advise that the planning application is currently 'invalid' in order to clarify the disparity between the plans and the description of the proposed development.

I also advise that the applicant is being asked to consider moving the siting of the proposed dwelling forward, so that it is more in line with the existing dwellings on Wygate Road.

When the application is 'valid' once more a fresh site notice shall be posted.

Yours faithfully



83. N R Midson
Principal Planning Officer (Development Control)

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H16/0012/94
FULL

Applicant: Mr & Mrs G J Ferraro
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Demolition of existing
dwelling and replace with a
four-bedroomed house and
garage
Location: 12 Wygate Road
Spalding
Lincs

Valid date:	22-FEB-94	Terminal date:	19-APR-94
Target dates:		Target Committee:	19-APR-94
To case officer	01-MAR-94	Report deadline:	05-APR-94
Inspected by	08-MAR-94	Agreed TD Ext:	
Extra contacts	15-MAR-94	Case Officer:	
Report if not clear by	29-MAR-94	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	1 Mar	22 Mar	
Cllr C F Fisher	24-FEB-94	03-MAR-94	} further plan + amended description
Cllr Mrs A M Newton	24-FEB-94	03-MAR-94	
Cllr R C West	24-FEB-94	03-MAR-94	

SITE RECORD

Grid ref: 524010 323020
OS Sheet: 183 Parcel:

L.C.C. - obs Attached Feb

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Plan. & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H16/0012/94
FULL

Applicant: Mr & Mrs G J Ferraro
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Replacement of existing
dwelling with three-bedroomed
house and garage

Location: 12 Wygate Road
Spalding
Lincs

Valid date: ~~22-FEB-94~~ ~~06-JAN-94~~	Terminal date: ~~19-APR-94~~ ~~03-MAR-94~~
Target dates:	Target Committee: ~~16-FEB-94~~ 19-APR-94
To case officer 13-JAN-94	Report deadline: 02-FEB-94
Inspected by 20-JAN-94	Agreed TD Ext:
Extra contacts 27-JAN-94	Case Officer:
Report if not clear by 10-FEB-94	P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	17-JAN-94	07-FEB-94
Cllr C F Fisher 0775 725983	14-JAN-94	21-JAN-94
Cllr Mrs A M Newton 0775 762210	14-JAN-94	21-JAN-94
Cllr R C West 0775 760231 (Of	14-JAN-94	21-JAN-94

SITE RECORD

Grid ref: 524010 323020
OS Sheet: 183 Parcel:

L.C.C. - Obs Attached to CB 28/1/94

Application no: H16/0012/94

Applicant: Mr & Mrs G J Ferraro
28 Oakley Drive
Spalding
Lincs

Agent: East Midlands Design Asso
Willow Lodge
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Demolition of existing dwelling and replace with a
four-bedroomed house and garage

Location: 12 Wygate Road Spalding
Lincs

Type: FULL

28-APR-94

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

R & Y M Achurch
10 Wygate Road
Spalding
Lincs
PE11 1NT

R.& Y.M.ACHURCH,
10.WYGATE RD; SPALDING, LINCS.PE11 1NT

TEL:0775 723558

OBJECTION

*A Complete building, extension, renovation, and
repair service.*

March 14th 1994

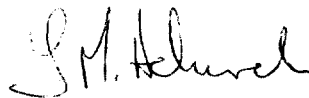
Planning Dept;
SHDC,
Priory Rd;
SPALDING,
Lincs.

Dear Sir/madam,

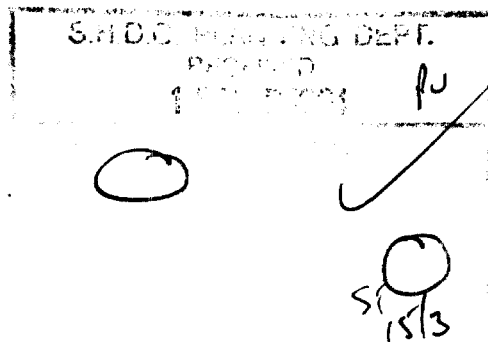
With reference to the planning proposal posted
outside of No.12.Wygate Rd;Having inspected the proposed
plans,and made detailed observations and calculations in respect
of the siting of the proposed house,we feel that the front of the
proposed house would be better situated 10m back from the rear
edge of the existing footpath.

We trust you will take our observations into
consideration.

Yours faithfully,



For R.& Y.M.Achurch



**East
Midlands
Design
Associates**



ARCHITECTURAL DESIGN CONSULTANTS

"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 93/157
Your Ref: H16/12/94
Date: 22/02/94

South Holland District Council
Planning Dept
Council Offices
Priory Road
Spalding
Lincs

For the attention of Mr P Udy

Dear Sir

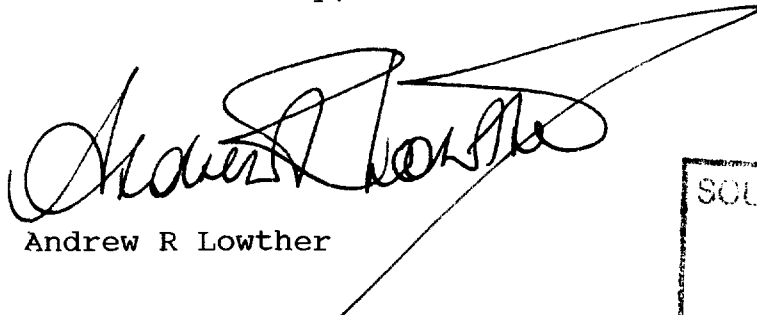
Re : Replacement Dwelling at 12 Wygate Rd, Spalding
for Mr & Mrs Ferraro.

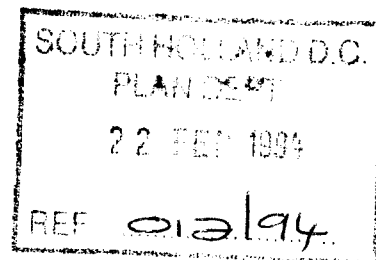
Further to your correspondence of the 2nd inst we enclose 4 copies of our revised block plan showing the position of the proposal brought forward to 9.0m from the back edge of the footpath.

We also confirm that the proposal is for a four bedroom property although the fourth bedroom will, most probably, be used by the applicant as a sewing room.

We trust this meets with your approval and look forward to receiving your decision in due course.

Yours faithfully,


Andrew R Lowther



BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
High Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772



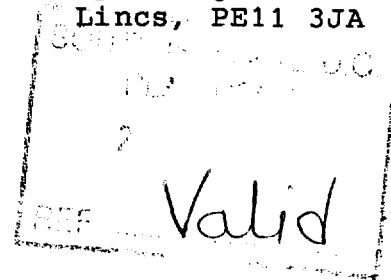
Application no: H16/0012/94

Applicant: Mr & Mrs G J Ferraro
28 Oakley Drive
Spalding
Lincs

Agent: East Midlands Design Asso
Willow Lodge
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Replacement of existing
dwelling with three-bedroomed
house and garage

Location: 12 Wygate Road
Spalding
Lincs



Type: FULL

Date received: 06-JAN-94

03-FEB-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Please amend the description since it reads three bedroomed house when the plans show four bedrooms. Also see attached letter.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is P J UDY

Yours faithfully

Peter Udy
Principal Planning Officer

10.Wygate Rd;
SPALDING,
Lincs.
PE11 1NT

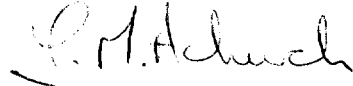
February 2nd 1994

Planning Dept;
SHDC.
Priory Rd;
SPALDING,
Lincs.

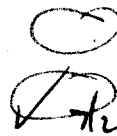
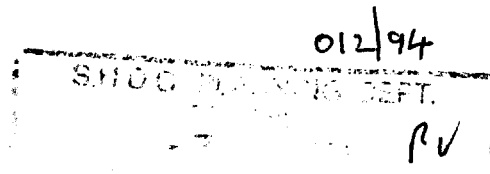
Dear Sir/madam,

With reference to the planning proposal posted outside of No.12.Wygate Rd;We note that the application is for a three bedroomed house,but on inspection of the plans we see that the plan is for a four bedroomed house.Could you please enlighten us as to what is actually being applied for.

Yours faithfully,



Y.M.Achurch(Mrs)



5 1/2

How did this arise?

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0012/94

Form of notification by the County Director of Highways and Planning 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

12 WYGATE ROAD, SPALDING

3. Name, classification and number of road

UC

4. Date application referred

13 - 1 - 94

5. State whether outline, detailed application etc.

Full

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

Replacement Driveway

7.

Delete as
appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, 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 - 94 Signed: [Signature]

Director of Highways and Planning CS

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire, PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3704
Date received : 06-JAN-94

Received from

Mrs M Ferraro

Address

12 Wygate Road
Spalding

Fee paid	£	120.00
VAT	£	0.00

Total received £ 120.00

Cash/Cheque : Cheque

Signed.....K. LOWE.....
(Authorised Collector)



PLANNING COMMITTEE - 19th April, 1994

217. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0012/94 Mr & Mrs G J Ferraro	Demolition of existing dwelling and replacement with a four-bedroomed house and garage at 12 Wygate Road, Spalding.
H04/0137/94 The Swineshead Medical Group	Alterations and extensions to existing surgery at Doctors Surgery, Church Street, Donington.
(Councillor W.D. Skells declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)	
H08/0042/94 M Parker & Sons	O.A. Dwellings on land off High Street, Gosberton.
H18/0173/94 Fenbank Builders	Pair of semi-detached houses at Chalk Lane, Sutton Bridge.
H16/0188/94 Patterson Properties	Demolition of house and construction of two offices at 31 Pinchbeck Road, Spalding.
H14/0206/94 South Holland District Council	Extension and provision of bay windows at Glen Haven, Glen Avenue, Pinchbeck.
H02/0207/94 Mr F Harvey	O.A. Two dwellings at Green Bank, Shepeau Stow.

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H13/0030/94 Mrs M Price	O.A. Residential development including siting and means of access at rear of 30 Seas End Road, Moulton Seas End.

(It was also agreed that the actions of the Director of Planning and Building Control Services in making a Tree Preservation Order in respect of trees on the application site be endorsed.)

H14/0126/94 Mr & Mrs I J S Campbell	Alterations and extension at 95 Spalding Road, Pinchbeck.
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(It was also agreed that the Director of Planning and Building Control Services write to the applicants suggesting that an amended design in respect of this application and application reference H14/0269/94 could overcome the reasons for refusal.)

P J Udy

PJU/SAH H16/0012/94

10 February 1994

Mrs Y M Achurch
10 Wygate Road
Spalding
Lincs
PE11 1NT

Dear Madam

New Dwelling at 12 Wygate Road, Spalding

I refer to your letter received on 7 February 1994 and advise that the planning application is currently 'invalid' in order to clarify the disparity between the plans and the description of the proposed development.

I also advise that the applicant is being asked to consider moving the siting of the proposed dwelling forward, so that it is more in line with the existing dwellings on Wygate Road.

When the application is 'valid' once more a fresh site notice shall be posted.

Yours faithfully



N R Midlen
Principal Planning Officer (Development Control)

P J Udy

PJU/SAH H16/0012/94

10 February 1994

Mrs Y M Achurch
10 Wygate Road
Spalding
Lincs
PE11 1NT

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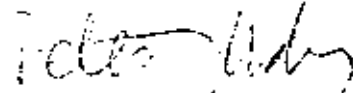
New Dwelling at 12 Wygate Road, Spalding

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N R Midjen
Principal Planning Officer (Development Control)

E.M.D.A.,
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Mr P J Udy

PJU/JK/H16/0012/94

2 February, 1994

Dear Sir

Replacement Dwelling. 12 Wycote Road. Spalding

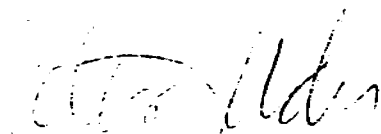
I enclose an invalid letter for the above referenced application, since the description doesn't match the proposed development. This needs correcting.

As a separate matter, I write to suggest that the dwelling is moved forward since as proposed it will be the only dwelling set so far off the road. It will result in the properties to both sides having good views of the side elevations which will detract from there amenities.

Lincolnshire County Highways Department do not require a turning space in this location. The highway standards would require 3 spaces, including the garage and a minimum of 6 metres between the front face of the garage and the rear edge of the footway.

I would be grateful for your comments on this suggestion and enclose amendment forms to accompany your amended drawings if necessary.

Yours faithfully



N P MIDLEN
Principal Planning Officer (Development Control)

Encl.

E.M.D.A.,
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Mr P J Udy

PJU/JK/H16/0012/94

2 February, 1994

Dear Sir

Replacement Dwelling, 12 Wygate Road, Spalding

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Yours faithfully



P. J. UDY
Principal Planning Officer (Development Control)

Encl.

1. P. 1.
2. P. 2.
3. P. 3.
4. P. 4.
5. P. 5.

1. P. 1.
2. P. 2.
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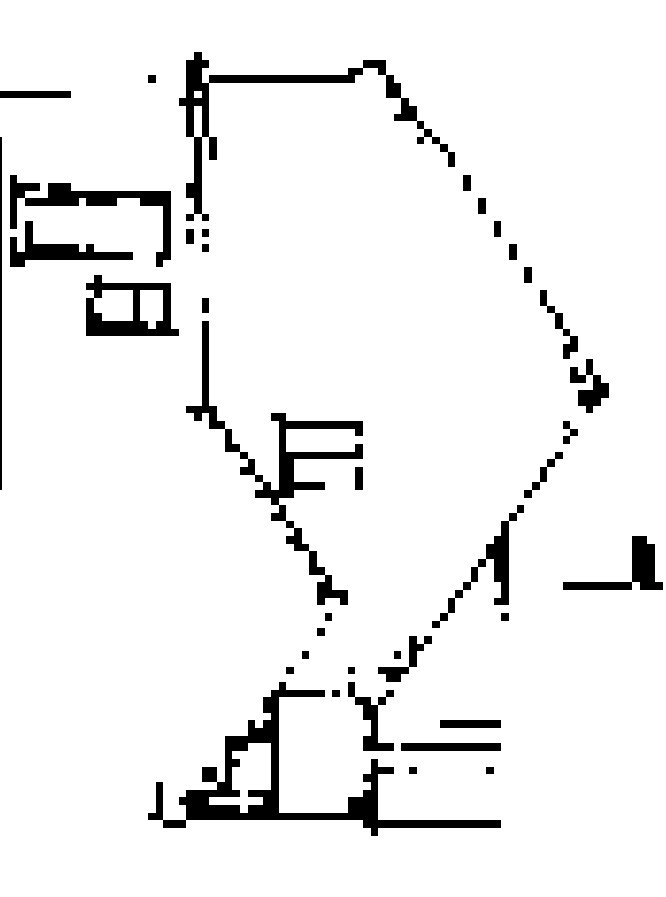
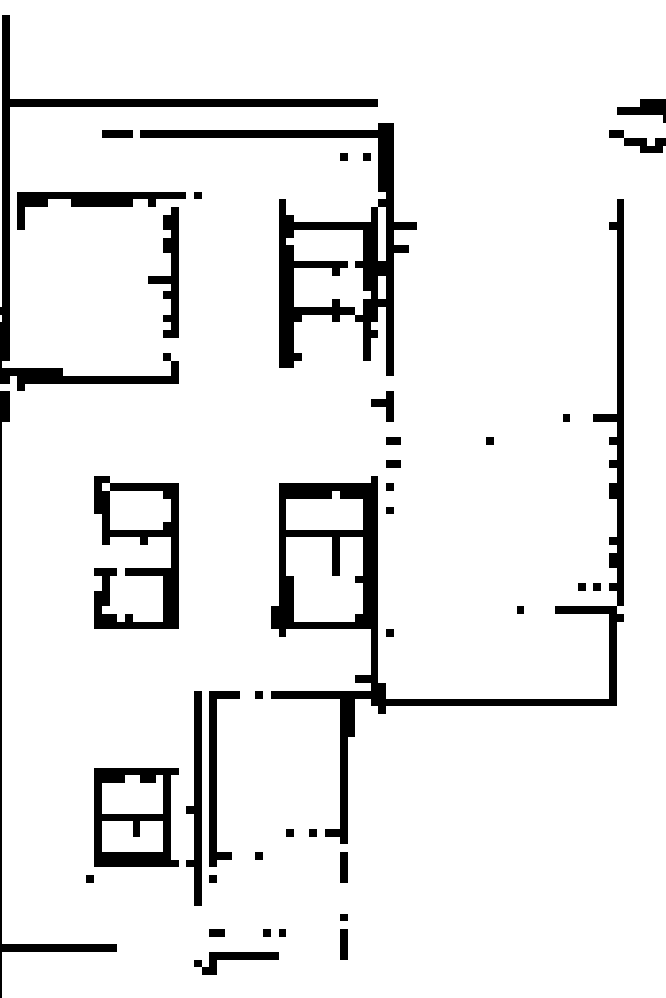
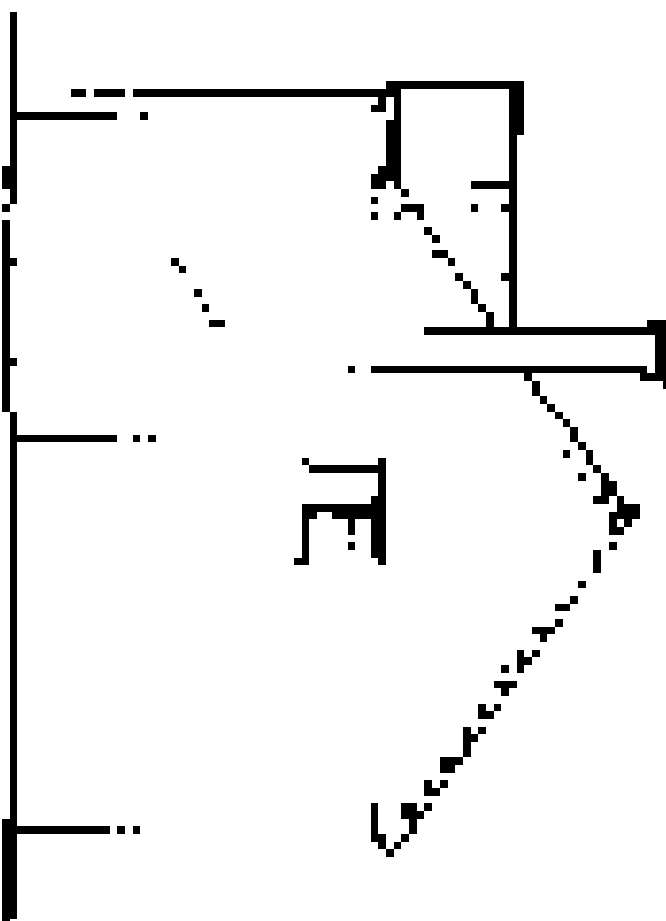
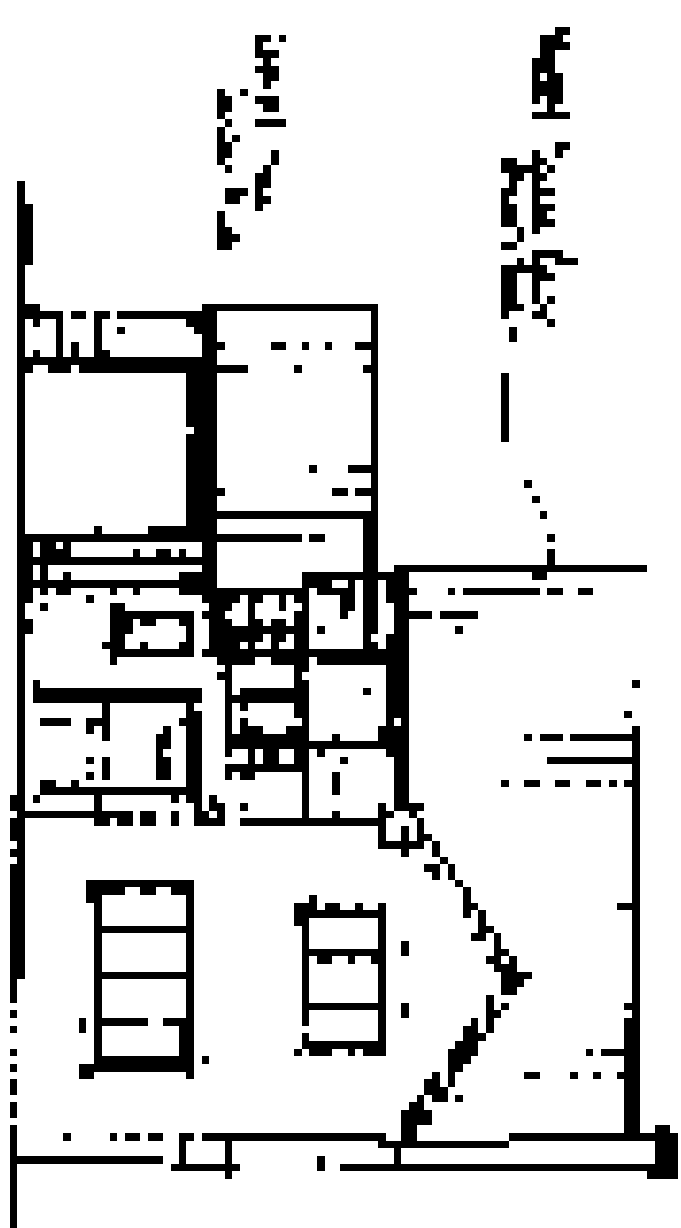


FIGURE 1

FIGURE 2

FIGURE 3

FIGURE 4

DESCRIPTION
This is a two-story house with a gabled roof. The house is built of brick and has a chimney on the right side. The house is located on a lot that is 30 feet wide and 40 feet deep. The house is situated on a slight rise and has a view of the surrounding area.

LOCAL CHARACTERISTICS
The house is a typical example of the local architecture. It has a gabled roof and a chimney. The house is built of brick and has a view of the surrounding area. The house is located on a lot that is 30 feet wide and 40 feet deep. The house is situated on a slight rise and has a view of the surrounding area.

PLANNING
The house is a two-story house with a gabled roof. The house is built of brick and has a chimney on the right side. The house is located on a lot that is 30 feet wide and 40 feet deep. The house is situated on a slight rise and has a view of the surrounding area.

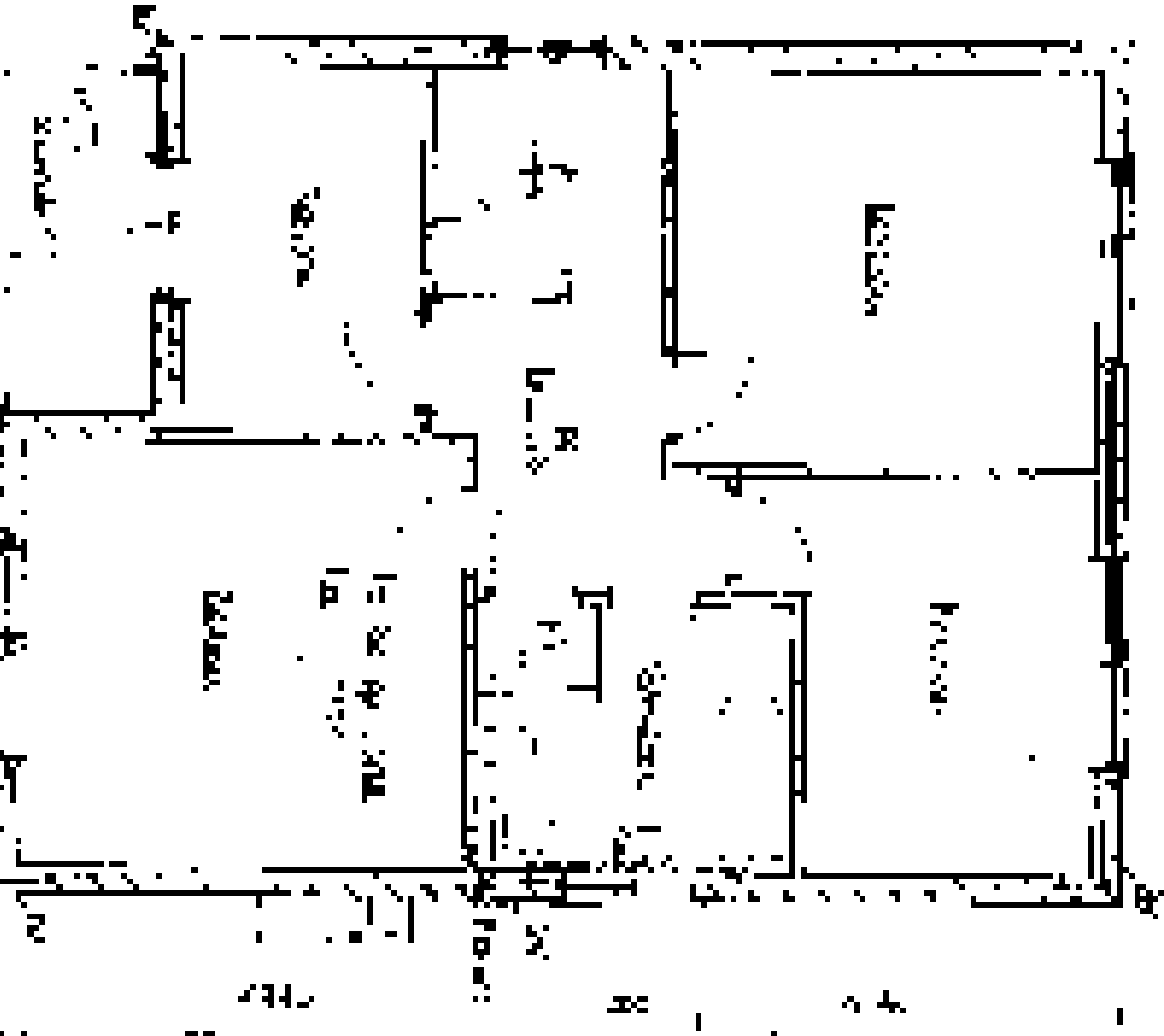
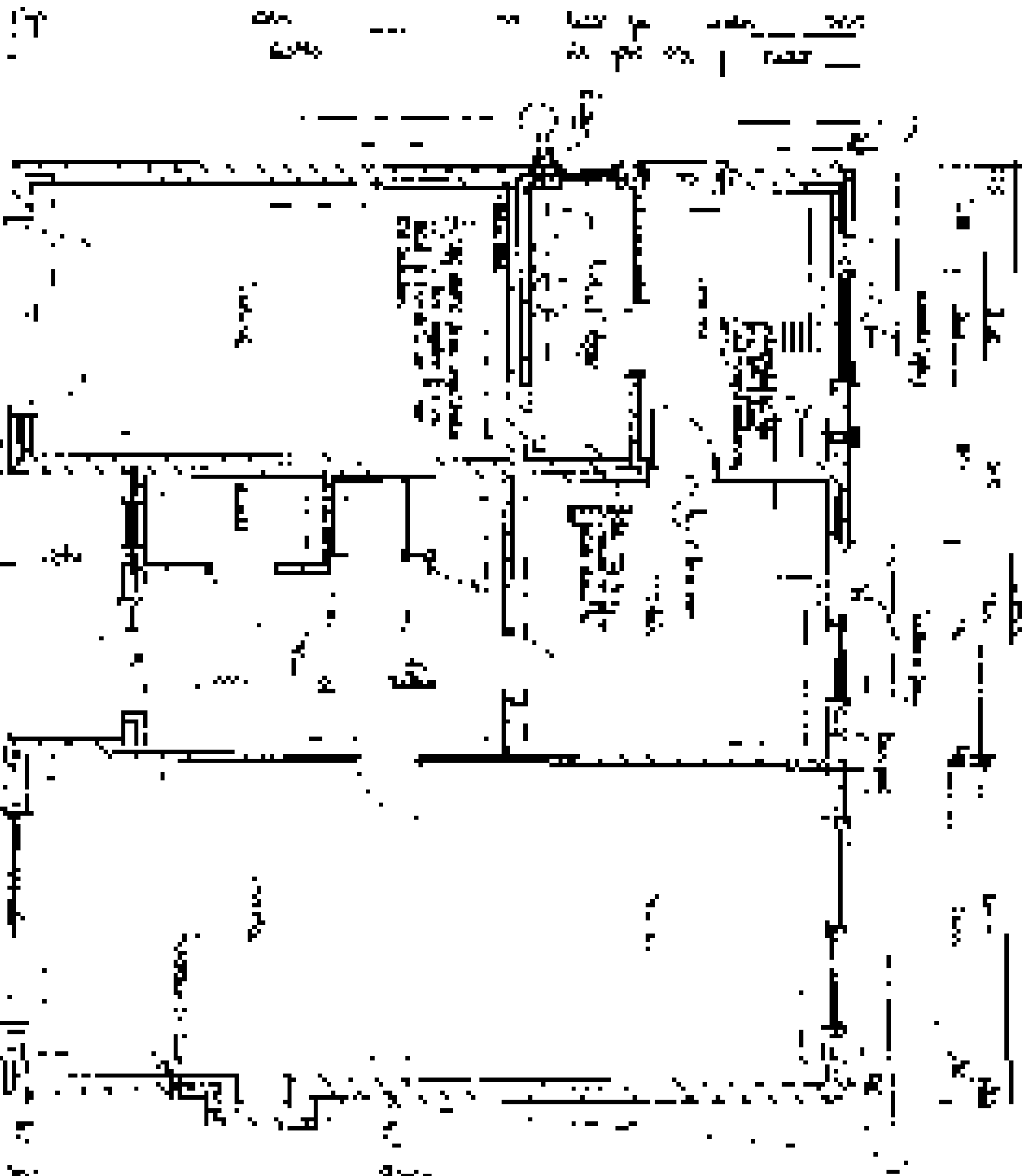
CONSTRUCTION
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FINISHES
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MECHANICAL
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Table with 4 columns: Item, Quantity, Unit, and Price. The table lists various construction materials and their costs.

Item	Quantity	Unit	Price
1. Cement	100	bags	10.00
2. Sand	100	cuy	5.00
3. Bricks	1000	pieces	10.00
4. Lumber	100	boards	10.00
5. Paint	10	gallons	10.00
6. Labor	10	days	10.00
7. Total			50.00



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