SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0014/93 Received:04-FEB-93 Type:OUTLINE

Name: Mr & Mrs S Parise
Westview
Carrington Road
Spalding
Lincs

Agent: M J Watson
13 Wimberley Way
Pinchbeck
Nr Spalding
Lincs.

Description: Erection of bungalow and garage including details of siting and means of access
Location : Land at rear of 46 Carrington Road Spalding

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

1 The proposal, if permitted, would intensify the use of the narrow private drive which already serves the existing bungalow, West View. The private drive is inadequate in width to allow two vehicles to pass. By intensifying the use, there will be an increased chance of two vehicles meeting. On such occasions one will have to make long reversing manoeuvres, out on to Carrington Road to the detriment of highway safety. There is also no space available for service vehicles to enter and leave the site in forward gear, such vehicles will have to make long reversing manoeuvres back onto Carrington Road, to the detriment of highway safety.

2 In the opinion of the Local Planning Authority, the development of this proposal will intensify the use of the access to the site, to the detriment of the amenities of the dwellings to each side. The property, also being in a backland position, will result in further disturbance to the dwellings around the property.

Director of Planning and Building Control Services
12-MAR-93 H16/0014/93

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



West End
Cold Stores
El Sub Sta
14/93
Poplar Court
PILGRIM'S WAY
Pumping Station
Church
Pumping Station
Site
Wildwood Lodge
Garage
Nursery
Factory
Hoppers
Hopper
El Sub Sta
Drain
Delft Court
Hague Court
HEREWARD ROAD
VINCOVER ROAD

FC COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. 0116/0014/93

Date Registered 12 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. S. PARISE
"WESTVIEW"
CARRINGTON RD, SPALDING.

Tel. No.

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

M. J. WATSON
13 WIMBERLEY WAY
PINCHBECK SPALDING LINCS

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND AT REAR OF 46 CARRINGTON RD, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

3 BEDROOM BUNGALOW WITH GARAGE

OFFICE COPY

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
* fee of £120
If you consider no fee is payable include a written explanation instead.

Signed M J Watson Date 21/1/93

Previous application No:

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 works [ ] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [✓]

Please state Site Area 0.087 (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 building(s) ☑

(ii) Alterations or extension ☐

(iii) Change of use ☐

B. If new dwellings are proposed, please state how many: ONE

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

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

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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? GARAGE TO BE BUILT

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 of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of TO SOAKAWAYS.

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

C. Please state whether a land drain will be affected NO

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank ☑

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	No	→ If so, **please give details in Part 6**
The proposal affects a listed building	No	
The proposal affects a public footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ 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.	No	→ Date: Consultee(s):
Is this application related to a previous submission	No	→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessa... SEE ATTACHED LETTER

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.

OWNER

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.** You can use the notice at the bottom of the form to send to the owner. (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 M J Wilson (Applicant/Agent) Date 21/1/93

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.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 M J Wilson Applicant/Agent) Date 21/1/93

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.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PDM
Date 16-2

Notice posted by PDM
Date 16-2

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Vegetable garden beside bungalow - quite new.
Another bungalow, not finished in red brick
Second off access

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF: .

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ___ Highway S/W ___ Agric appraisal ___

Other ___

Precise details, for non-standard direction:

Senior Officer authorised: _____ Sent _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

PDM 8-2
DZ 4/L

	Requested	Sent
Extra Publicity:		
Departure	_____	_____
Setting of LB	_____	_____
Public Right of Way	_____	_____
Discretionary	_____	_____
Extra Consultations:		
Dept of Transport	_____	_____
Environmental Serv.	_____	_____
LB/Cons. Area - Local	_____	_____
- Local & National	_____	_____
- English Heritage	_____	_____
Consultant Name _____ _____		_____ Order No ____
Other:	_____	_____

Case Officer PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 120.

Receipt Issued P2113

Date first Rec'd 12 JAN 1993

Registration

Reference H16/0014/93

Cross-Ref N/A.

Date 13-JAN-93

Validation

TYPE OUTLINE

Earliest permission

Site area ~~0.14~~ 0.1.

No of dwellings 1

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee ~~240~~ 120

Additional ~~2100~~
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 200

OS No's

Grid ref 523720 322560

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area YES

Linked to site

Ref 1100

Linked to property

Ref

Planning Records:
Earlier apps

755/56

B Reg Records:
Already submitted - Ref
Request
Requested

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0214/93

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	3	7	2	2	5

2. Address or location

REAR OF 46 CARRINGTON ROAD, SPALDING

3. Name, classification and number of road

UC

4. Date application referred 11-2-93

5. State whether outline, detailed application etc.

OL

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

ERECTION OF BUNGALOW

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: 11-2-93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

The proposal, if permitted, would intensify the use of a narrow private drive which already serves the existing bungalow, West View.

The private drive is inadequate in width to allow two vehicles to pass. By intensifying the use there will be an increased chance of 2 vehicles meeting On such occasions one will have to make long reversing manoeuvres, out onto Carnyton Road to the detriment of highway safety.

There is also no space available for service vehicles to enter and leave the site in forward gear, such vehicles will have to make long reversing manoeuvres back onto Carnyton Road to the detriment of highway safety

Note:— use continuation sheet(s) as necessary.

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2113
Date received : 12-JAN-93

Received from

S & R Parise

Address

46 Carrington Road
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

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

SOUTH HOLLAND DISTRICT COUNCIL.
PLANNING DEPT.,
PRIORY RD,
SPALDING,
LINCS.

13 WIMBERLEY WAY,
PINCHBECK,
SPALDING,
LINCS.

SOUTH HOLLAND D.C.
PLAN DEPT
29 JAN 1993
REF. 14/93

26TH JAN 1993.

RE :- 3 BEDROOM BUNGALOW WITH GARAGE TO LAND AT REAR OF 46 CARRINGTON RD. SPALDING, LINCS. FOR MR & MRS PARISH, "WESTVIEW", CARRINGTON, RD., SPALDING, LINCS.

DEAR SIR/MADAM.

THE AREA OF LAND TO WHICH "WESTVIEW" OCCUPIES IS A LARGE PLOT & MR & MRS PARISH WOULD LIKE TO SECTION OFF PART OF THIS LAND & ALLOW THEIR DAUGHTER & HUSBAND TO BUILD A BUNGALOW ON IT. THIS WOULD HELP THEIR DAUGHTER & HUSBAND IN OWNING THEIR OWN HOME & GIVE ADDITIONAL SECURITY TO "WESTVIEW" & MR & MRS PARISH. BECAUSE ACCESS TO THE PLOT WOULD REQ° USING THE EXISTING ACCESS & THE GRAVELLED AREA INFRONT OF "WESTVIEW", MR & MRS PARISH WOULD NOT ALLOW THE BUNGALOW, TO BE OCCUPIED BY ANY ONE BUT THEIR DAUGHTER / FAMILY & WOULD BE HAPPY TO CONFORM WITH ANY REASONABLE CONDITIONS APPLIED BY THE PLANNING DEPT.

YOURS FAITHFULLY
M.J. WATSON (AGENT)

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0014/93

Applicant: Mr & Mrs S Parise
Westview
Carrington Road
Spalding
Lincs

Agent: Mr & Mrs S Parise
46 Carrington Road
Spalding
Lincs

M. WATSON
13 WIMBERLEY WAY
PINCHBECK

Description: Erection of bungalow and garage

Location: Land at rear of
46 Carrington Road
Spalding

SOUTH HOLLAND D.C.
PLAN DEPT
04 FEB 1993
REF .....

Type: OUTLINE

Date received: 12-JAN-93

01-FEB-93

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:

The site needs to be outlined in red on the enclosed block plans including access to the road, and any other land in the applicants ownership in blue (Three returned for your use)
A further fee of £120 is required (the site area exceeds 0.1 hectares).
PLEASE NOTE: You have photocopied Ordnance Survey site location plans purchased from ourselves which is a breach of copyright. Please submit the originals or the normal £10 fee charged for a set of these plans.
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 Maxwell quoting the above reference.

Yours faithfully

pp Principal Administrative Officer

* SITE AREA LESS THAN .1 Ha.

PU

OBJECTION

Rep No 6/14/93

46, CARRINGTON RD
SPALDING
LINCS PE11 1LY

Feb 18th

Dear Sir or Madam

I live at No 46 Carrington Rd, and I am writing about planning permision for a bungalow. which will be build abaick off my property

I have had the big lorrys Loaded with bricks all before, but I put up with it, because I believed that would be the only one down there.

The roadway down the side of our bungalow is not all that wide

P.T.O

I have a brick wall down the side, and all traffic is not doing it any good

If there is going to be another bungalow, we shall have more Traffic then ever.

I have got heavy Traffic going by on the main road, also I shall have them down the side of my property.

I bought this bungalow, because it private. Now I feel have be made public.

It will devalue my property, and I shall be putting in for a lower council Tax, as soon as I can.

Yours

Mr & Mrs B Cannon

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

SOUTH HOLLAND DISTRICT COUNCIL

WATSON

Application no: H16/0014/93

Applicant: Mr & Mrs S Parise
Westview
Carrington Road
Spalding
Lincs

Agent: Mr & Mrs S Parise
46 Carrington Road
Spalding
Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
20 JAN 1993
REF

Description: Erection of bungalow and garage

Location: Land at rear of
46 Carrington Road
Spalding

Type: OUTLINE

Date received: 12-JAN-93

13-JAN-93

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 see attached sheet for details and return a 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 Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

SOUTH HOLLAND D.C.
PLAN DEPT
29 JAN 1993
REF.....

H16/0014/93 **Date:** 13/1/93

1 The description needs to be for a bungalow and garage or chalet bungalow and garage (not both).

2 Four 1:500 scale block plans are required showing the siting of the proposed dwelling on site and details of the access to Carrington Road. The boundary of the new site needs to be edged in red, including the access to Carrington Road. This area is also included for fee purposes, therefore a further £120.00 will be required if the site should exceed 0.1 hectare. Any adjoining land in the applicant's ownership needs to be edged in blue.

3 The submitted site location plans need to be amended and coloured red and blue to correspond with the plans requested above (3 plans returned for your use).

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0014/93

Applicant: Mr & Mrs S Parise
Westview
Carrington Road
Spalding
Lincs

Agent: M J Watson
13 Wimberley Way
Pinchbeck
Nr Spalding
Lincs.

Description: Erection of bungalow and garage including details of siting and means of access
Location: Land at rear of 46 Carrington Road Spalding

Type: OUTLINE

19-MAR-93

Dear Sir/Madam,

PLANNING APPLICATION

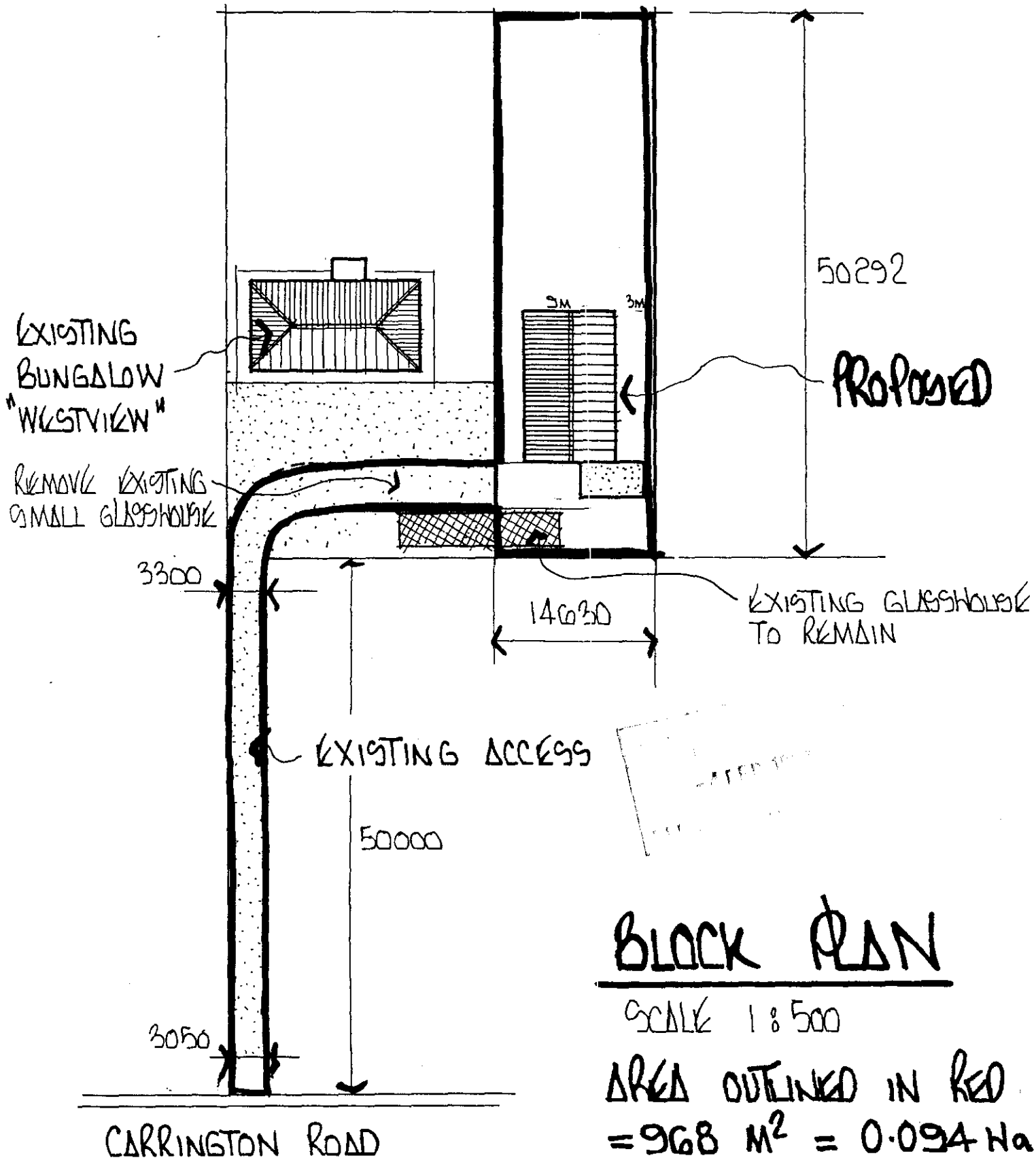
The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Mr & Mrs B Cannon
46 Carrington Road
Spalding
Lincs
PE11 1LY

PROPOSED BUNGALOW & GARAGE TO LAND AT REAR OF 46 CARRINGTON RD., SPALDING FOR MR & MRS S. PARISE, "WESTVIEW", CARRINGTON RD., SPALDING, LINCS.



BLOCK PLAN

SCALE 1:500

AREA OUTLINED IN RED
$= 968\ M^2 = 0.094$ Ha.

REV A COLOURED & NOTE ADDED 2/2/93

165. PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant		Proposal
H16/0014/93 Mr & Mrs S Parise	O.A.	Bungalow and garage including details of siting and means of access on land at rear of 46 Carrington Road, Spalding.
H16/0021/93 Mr C J & Mrs M G Tuke		Change of use to general industrial nature at Crown Hall Farm, Dozens Bank, Pode Hole.

(It was reported that the Parish Council had now indicated its support for the application.)

H16/1203/92 Crescent Traders		Advertisement consent for 8' x 4' fascia board (facing towards Sheep Market) at 31 The Crescent (side wall), Spalding.
H05/0087/93 J F & B Hook	O.A.	Two dwellings, including details of means of access at Branch's Lane, Holbeach.

(It was also agreed that the Director of Planning and Building Control Services be authorised to discuss with the applicant an appropriate development for the site.)

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H13/1177/92 D E Simpson		Kennel block for 8 greyhounds at 94 Seas End Road, Moulton Seas End.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H12/0005/93 Mr & Mrs I Knight	O.A.	Dwelling at Marriots Gate, Lutton.

(Pending a site inspection to assess the suitability of the site for the development and that the shared access arrangements are acceptable.)

H12/0006/93 Mr & Mrs I Knight	Access to existing house at The Laurels, Marriots Gate, Lutton.

(Pending a site inspection to assess the suitability of the site for the proposed development and the proposed access arrangements to serve it.)

H16/0015/93 S & S Developments Ltd	Change of use of three offices to bedsit accommodation (three units) at 24 Pinchbeck Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

H09/0031/93 Mr J Hayes	Extension to bungalow at 10 Kennedy Road, Holbeach.

(Pending a site inspection to assess the suitability of the site for the proposed development.)

APPLICATION REFERENCE: H16/0014/93 DATE RECEIVED: 04-FEB-93

TYPE: Outline

DESCRIPTION: Erection of bungalow and garage including details of siting and means of access

LOCATION: Land at rear of 46 Carrington Road, Spalding

APPLICANT: Mr & Mrs S Parise AGENT: M J Watson

REASON FOR COMMITTEE CONSIDERATION

SOUTH HOLLAND DISTRICT COUNCIL
- 9 MAR 1993

County Council request refusal.

RECOMMENDATION

Refuse permission.

1 *The proposal, if permitted, would intensify the use of the narrow private drive which already serves the existing bungalow, West View. The private drive is inadequate in width to allow two vehicles to pass. By intensifying the use, there will be an increased chance of two vehicles meeting. On such occasions one will have to make long reversing manoeuvres, out on to Carrington Road to the detriment of highway safety. There is also no space available for service vehicles to enter and leave the site in forward gear, such vehicles will have to make long reversing manoeuvres back onto Carrington Road, to the detriment of highway safety.*

2 *In the opinion of the Local Planning Authority, the development of this proposal will intensify the use of the access to the site, to the detriment of the amenities of the dwellings to each side. The property, also being in a backland position, will result in further disturbance to the dwellings around the property.*

PLANNING ISSUES

1 Bungalow would be adjacent to an existing bungalow in a backland position with long shared drive to the south, which appears to be accessed from a different access and the site is therefore an infill between these two properties.

2 The original outline for bungalow to north has separate access for existing bungalow was restricted to one dwelling because access could not take more traffic. County Council's request for refusal is consistent.

REPRESENTATIONS

County Highways:	Request refusal.
Public:	One letter received from 46 Carrington Road: Have had to put up with large lorries loaded with bricks before. Put up with it because I thought there would only be one. Roadway is not all that wide. Have a brick wall and traffic is not doing it any good. Another bungalow will mean more traffic. Bought bungalow because it was private and will devalue my property.
Applicant:	Would like to section off part of land to allow daughter and husband to build bungalow. Would help daughter and husband to own their own home and give additional security to "West View". Because access uses existing access and the gravelled area in front of "West View", applicants would not allow bungalow to be occupied by any one but their daughter's family and would be happy to conform with any reasonable conditions.

BRIAN SMITH ρ TP MRTPI
Director of Planning & Building Control Services
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SOUTH HOLLAND DISTRICT COUNCIL

H16/0014/93

OUTLINE

Applicant: Mr & Mrs S Parise
Tel: 0775 724970

Agent: M J Watson
0775 724970

Description: Erection of bungalow and garage including details of siting and means of access

Location: Land at rear of 46 Carrington Road Spalding

Valid date:	04-FEB-93	Terminal date:	01-APR-93
Target dates:		Target Committee:	31-MAR-93
To case officer	11-FEB-93	Report deadline:	17-MAR-93
Inspected by	18-FEB-93		
Extra contacts	25-FEB-93	Case Officer:	
Report if not clear by	11-MAR-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: .01 HA
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	10-FEB-93	24-FEB-93
Cllr Mrs A M Newton	0775 762210	10-FEB-93	24-FEB-93
Cllr R C West	0775 760231 (Of	10-FEB-93	24-FEB-93
Mr & Mrs B Cannon		19-FEB-93	05-MAR-93
Site/Press Advert MIN		16-FEB-93	09-MAR-93

SITE DETAILS

Grid ref: 523720 322560
OS Sheets: 200 Parcel:

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LCC - Obs Attached [illegible] 11/2/93

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