



S O U T H



H O L L A N D
DISTRICT COUNCIL

Application no: H16-0288-11

Applicant: Enchantment Homes
Blackitts Farm
Spalding Road
Sutterton
Boston Lincs
PE20 2EW

FILE COPY

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Agent: Trevor A Clay RIBA Ltd
14 Old Fendyke Road
Weston Hills
Spalding
Lincs
PE12 6DD

Description: Alterations and extensions to existing two-storey dwelling to form two separate apartments

Location: 45 Bourne Road
Spalding
Lincs
PE11 1JN

Amendment: Internal layout modified (dwg. no. 10/261/PA/002)

Letter Sent: 11th May 2011

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Head of Planning & Development

PLANNING AMENDMENT

For Office Use only

Application No: H18-0288-11/A1

Date Registered: 06 MAY 2011

Case Officer: ~~ADAM~~ CC

S O U T H



H O L L A N D
DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS Enchantment Hms Telephone:	AGENT NAME AND ADDRESS Trevor clay FILE COPY Telephone:
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SITE ADDRESS DETAILS 45 Boorne Road, Spalding	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H16-0288-11
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed :

Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Alterations + extensions to form 2 apartments	
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)	Internal layout modified	
State drawing numbers of the current submission		
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES/NO	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers		
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	YES/NO	

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin to Complete

Date Received ... K.P. G.S.

Registered ☒

11/5/11

Case Officer to Complete

Has this amendment been requested? Yes/No No

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

Is it an amendment in principle? Yes/No No

Is it the same character/description for fee purposes? Yes/No (Refer to Admin if in doubt)
If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives

Senior Officer's Signature: [Signature] Date: 11/5/2011

Re-Consults as a result of this amendment

None ☒ All ☐

Partial Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - Name/Address:

Case Officer's Decision:

REJECTED - New Application Required ☐

Reason

Do you want this reason to be added to the Rejection Notice? YES/NO

ACCEPTED - Superseded Details Removed ☒

Note

Do you want this note to be added to the Acceptance Notice? YES/NO

Revised Description (if applicable)

Case Officers Signature .. [Signature] Date 11/5/2011

Admin To Complete

Agreed Term Date Updated



Re-Consultations Carried Out (if necessary)



Public Register Updated



Acceptance/Rejection Letter Issued



(Plus Library if Re-Consulting Residents)

11/5/11

Porter, Karen

From: Crew, Chris
Sent: 06 May 2011 08:51
To: Porter, Karen
Subject: FW: Consultation Comments Received - H16-0288-11
Attachments: 110505 ROOM AREAS.pdf; 110505 PLANNINGAPPLICATION DRAWING - REV A.pdf
 Please book in as amendment - Internal layout modified

AMENDED PLAN

Ref.

A 1

From: Trevor Clay [mailto:trevorclay@tiscali.co.uk]
Sent: 05 May 2011 10:53
To: Crew, Chris
Subject: RE: Consultation Comments Received - H16-0288-11

SHDC
Planning & Development

06 MAY 2011

Ref: 0288-11

Chris,

Pedantry is alive and kicking it seems!

I attach a revised drawing together with a Schedule of Areas relating to the application drawings as originally submitted, compared with those required by the RFC Policy Note. Generally my proposals exceeded the requirements, but there were one or two extremely minor shortfalls which I outline as follows:-

- In apartment 1 I have chosen to show the storage area as the cupboards in the Kitchen. I am not sure whether this might be ducking the issue a little, although I would hope not. I am over-sized in both bedrooms however, by more than 1.5 sq m, which should allow for alternative storage provision sufficient to meet the requirements.
- Also in apartment 1, the overall area was 1.5 sq m below the minimum requirement, and so I have now shown an under-stair cupboard with an area of 1.5 sq m, which will deal both with storage allocation and overall floor area at a stroke.
- In apartment 2, I was marginally deficient in the double bedroom, but over-sized in the single bedroom. I have now nudged the dividing wall to bring the double bedroom up to 12 sq m, with a reduction in the single bedroom reducing its area to 8.12 sq m.

I appreciate that these queries are not your own, but they do seem to be amazingly tedious. Please let me know if Mr Johnson now feels more at ease with the proposals.

Trevor

From: Crew, Chris [mailto:ccrew@sholland.gov.uk]
Sent: 04 May 2011 10:12
To: Trevor Clay
Subject: FW: Consultation Comments Received - H16-0288-11

Morning Trevor,

Have received a consultation response from Stuart Johnson (attached below)- your comments would be appreciated.

Regards

Chris

Chris Crew
 Planning Officer
 South Holland District Council

From: planningadvice@sholland.gov.uk [mailto:planningadvice@sholland.gov.uk]
Sent: 04 May 2011 09:26
To: Crew, Chris
Subject: Consultation Comments Received - H16-0288-11

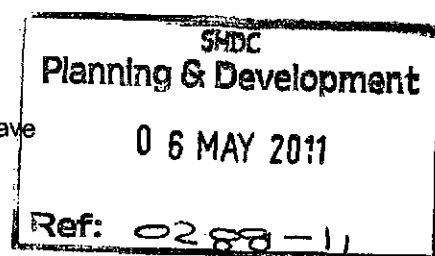
06/05/2011

H16-0288-11

Comments have been received on the above application via the website and have been transferred into Ocella.

The comments are as follows:

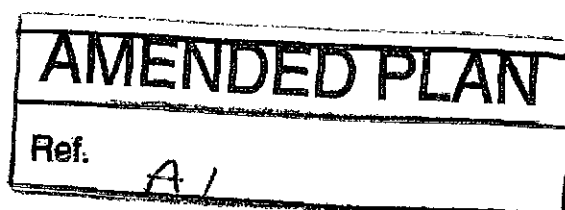
Consultee Number: 7
Consultee Name: Stuart Johnson
Address: Private Sector Housing Community and Neighbourhood Services
Consultee Type: STD
Date Transferred:
Planning Officer: CHC

**Comments:**

Although the kitchen and lounge areas meet the criteria for cooking eating and living given in our Residential Flat Conversions Policy dated February, 2010, the minimum internal dwelling area range is not quite met (57-67 square metres) and the two bedrooms on the first floor don't, I believe, meet the bedroom areas of 12 and 7 square metres.

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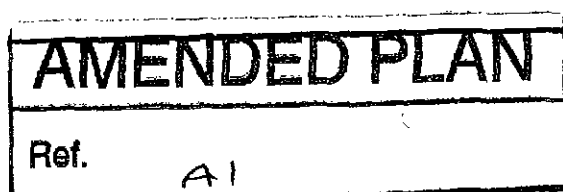
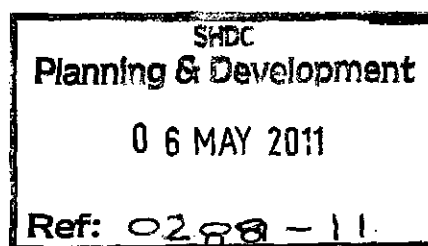


TREVOR A CLAY RIBA LTD
CHARTERED ARCHITECTS

45 BOURNE ROAD, SPALDING

SCHEDULE OF AREAS OF PROPOSED APARTMENTS

APARTMENT 1 – GROUND FLOOR	ACTUAL AREA – m ²	REQUIRED AREA – m ²
Lounge / Kitchen (CEL)	24.24	24
Double Bedroom	13.14	12
Single Bedroom	8.92	7
Dedicated Storage	4 in kitchen	1.5
Overall internal dwelling area	53.5	57 to 67
APARTMENT 2 – FIRST FLOOR		
Lounge / Kitchen (CEL)	24.24	24
Double Bedroom	11.82	12
Single Bedroom	8.3	7
Dedicated Storage	4 in kitch + 1.6 in hall	1.5
Overall internal dwelling area	58.7	57 to 67



14 OLD FENDIKE ROAD
WRSTON HILLS
SPALDING
LINCOLNSHIRE PE12 6DD
tel / fax: 01406 380027
mobile: 07778 597975
email: aevo@trevorclay.co.uk