SOUTH HOLLAND DISTRICT COUNCIL

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First Name:	Barry & Judith	Surname:	Enderby
Company name:					
Street address:	Coppelade				
	Wallisgate			Telephone number:	
				Mobile number:	
Town/City:	Whaplode			Fax number:	
Country:				Email address:	
Postcode:	PE12 6UB				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Andrew	Surname:	Oglesby
Company name:	Oglesby & Limb Ltd.				
Street address:	Suite 1 Market Chambers				
	12 Market Place			Telephone number:	01775761196
				Mobile number:	
Town/City:	Spalding			Fax number:	
Country:	United Kingdom			Email address:	
Postcode:	PE11 1SL				design@o-l-ltd.co.uk

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☑ Access ☐ Appearance ☐ Landscaping ☑ Layout ☑ Scale

Please describe the proposal:

The application seeks outline approval for the erection of a two storey dwelling on land immediately adjacent 2 Patriot Close, Spalding. Development would involve the erection of the dwelling together with alterations to the access and the provision of two new car parking spaces. The application here submitted however simply seeks approval for the redevelopment of the site for a single dwelling together with alterations to the highway access to suit..

Has the building or works already been carried out? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 2 Suffix:

House name:

Street address: Patriot Close

Town/City: SPALDING

Postcode: PE11 1YA

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 524282

Northing: 322745

Description:

The site is land adjacent 2 Patriot Close, Spalding. The plot proposed for development is an area of undeveloped land immediately to the west of the existing dwelling.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Joan Surname: Isus

Reference:

Date (DD/MM/YYYY): 25/01/2018 (Must be pre-application submission)

Details of the pre-application advice received:

Informal meeting held at the offices of SHDC. Possible proposals were discussed and Mr Isus advised that an application be submitted for outline planning approval for a single detached dwelling.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Drawing A1306-10 shows the location of the plot and indicates the position for 2 new additional car park spaces. These would be accessed directly over the footpath. The existing dropped kerb serving number 2 Patriot Close would therefore need extending to the West by approximately 5 - 6m to allow level access to the new spaces.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

7. Waste Storage and Collection

External separate storage space is indicated on drawing A1306-10 for both waste and recycling. Collection would be from kerbside as is the case throughout the South Holland District.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Yes, as stated above and as indicated on drawing A1306-10.

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

2 Patriot Close = Facing brick walls and nom. 1.8m high timber fencing.

Description of *proposed* materials and finishes:

Proposed dwelling = nom. 1.8m high timber fence.

Doors - description:

Description of *existing* materials and finishes:

2 Patriot Close = Painted timber or composite in white frame.

Description of *proposed* materials and finishes:

Proposed dwelling - Painted timber or composite in white frame to match existing.

Lighting - description:

Description of *existing* materials and finishes:

2 Patriot Close - standard bulkhead lights to illuminate areas around external doors and paths.

Description of *proposed* materials and finishes:

Proposed dwelling - standard bulkhead lights to illuminate areas around external doors and paths.

Roof - description:

Description of *existing* materials and finishes:

2 Patriot Close = Concrete interlocking rooftiles.

Description of *proposed* materials and finishes:

Proposed dwelling = Concrete interlocking rooftiles to match existing.

Vehicle Access - description:

Description of *existing* materials and finishes:

2 Patriot Close = tarmac

Description of *proposed* materials and finishes:

2 Patriot Close = tarmac to match existing or block pavers.

Walls - description:

Description of *existing* materials and finishes:

2 Patriot Close = red facing brick with contrasting brick bands in buff and blue engineering's.

Description of *proposed* materials and finishes:

Proposed dwelling = red facing brick with contrasting brick bands in buff and blue engineering's to match existing.

Windows - description:

Description of *existing* materials and finishes:

2 Patriot Close - uPVC in white.

Description of *proposed* materials and finishes:

9. Materials

Proposed dwelling = uPVC in white to match existing.

OTHER - description:

Type of other material: Rainwater goods

Description of *existing* materials and finishes:

2 Patriot Close = plastic gutters and downpipes in black finish.

Description of *proposed* materials and finishes:

Proposed dwelling = plastic gutters and downpipes in black finish to match existing.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings:
A1306-01 - Site location and block plan as existing
A1306-10 - Site location and block plan as existing
A1306 - D/A - Design and access statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☑	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

The existing foul mains are indicated on the Anglian Water asset map included as part of this application. The exact connection point for the proposed dwelling is still to be determined.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) (•) Yes ( ) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

☐ Sustainable drainage system	☑ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

The main parcel of land proposed for development is currently used as garden space for the existing dwellinghouse at 2 Patriot Close. The area where the new parking would be required is currently a shrubbed area that is unmaintained and is rather unsightly at the main entrance to the estate.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ◉ Yes ○ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ○ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					

17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses	0	1	0	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total: 1

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Cluster Flats					
Flats/Maisonettes					
Houses	0	1	0	0	0
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total: 1

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total:

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total:

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total:

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total:

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total:

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total:

Overall Residential Unit Totals	
Total proposed residential units	1
Total existing residential units	1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? 181.00 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

A. Toxic substances	Amount held on site	
		Tonne(s)

B. Highly reactive/explosive substances	Amount held on site	
		Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)	Amount held on site	
		Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

25. Certificates (Certificate A)

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

Title: Mr | First name: Andrew | Surname: Oglesby

Person role: AGENT | Declaration date: 22/03/2018 | ☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 22/03/2018