

sharman architecture

Oak Barn. Willow Drove. Borough Fen. Peterborough. PE6 7QB

tel: 07724 529094

email: paulsharman1@btinternet.com



project

8 DWELLINGS at

59 WESTLODE STREET. SPALDING. LINCOLNSHIRE for

MR IAN BIRD

PLANNING APPLICATION

MAY 2020

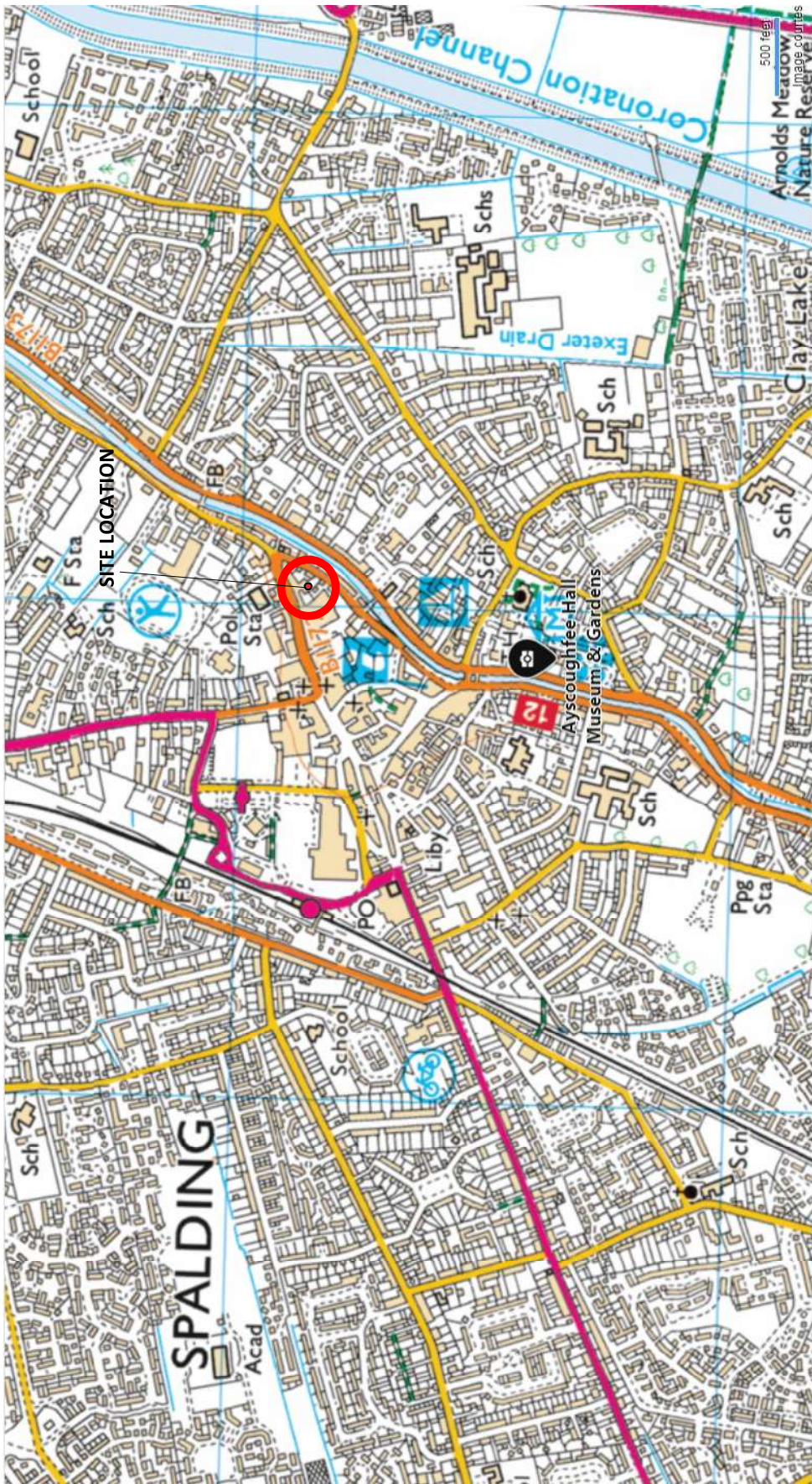
PROJECT DETAILS

Site address.
59 Westlode Street.
Spalding.
LINGS.
PE11 2AE.

Applicants
Mr Ian Bird.
Barrons Farm.
Stowgate.
Deeping St James.
Peterborough.
PE6 8RW.
01778 349680

Designers
sharman architecture.
Oak Barn.
Willow Drive.
Borough Fen.
Peterborough.
PE6 7QB
07724 529094

Local Authority
South Holland District Council
Council Offices.
Priory Road.
Spalding.
LINGS.
PE11 2XE
01775 764723

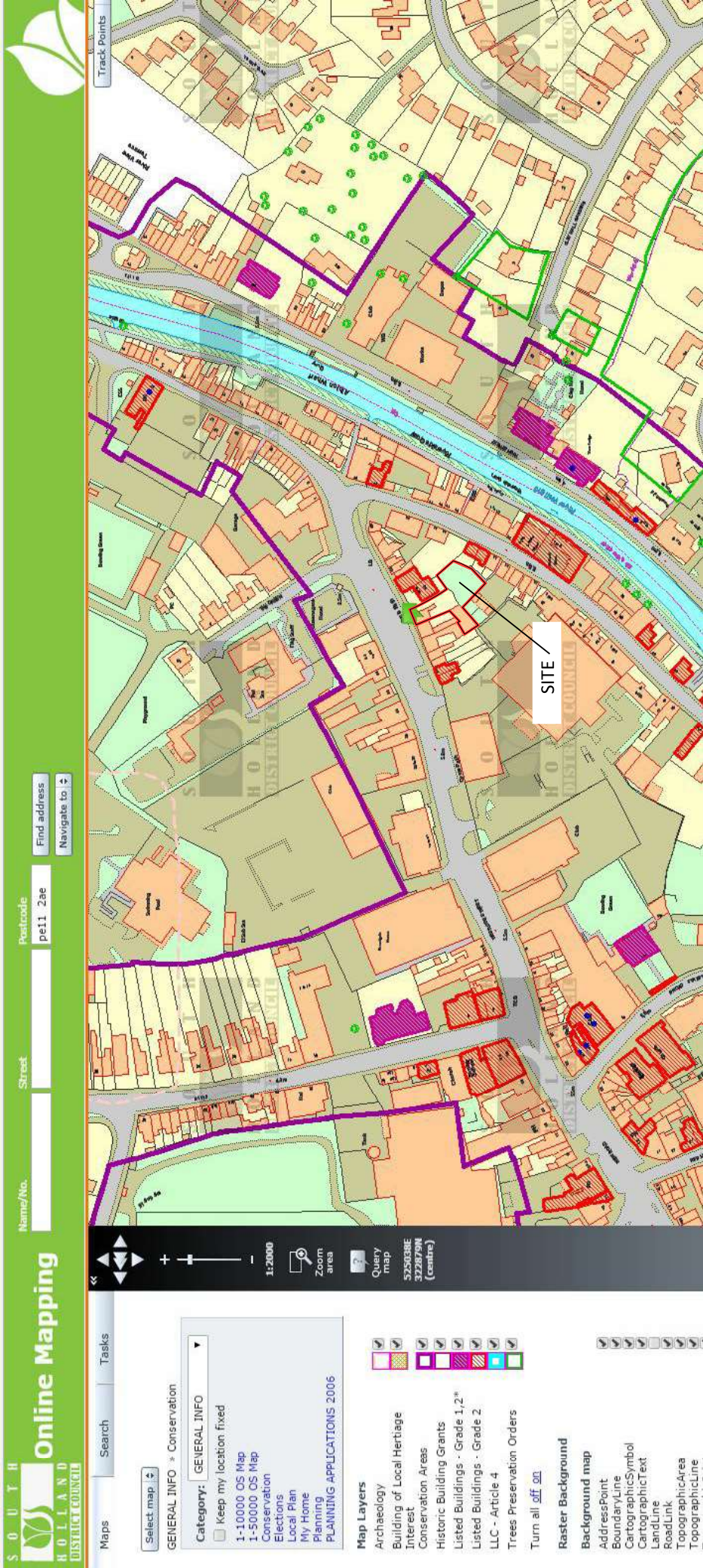




SITE LOCATION PLAN
AREA 4 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 525033, 322892

SITE LOCATION PLAN

Supplied by Streetwise Maps Ltd
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08/08/2017 17:33:50





South Holland District Council Local List

Information Checklist

This checklist must be completed and submitted with all types of planning application and is for you to self-certify that your submission complies with the validation requirements set out in the Local List. If you have not submitted the required information, please explain why.

If the checklist is missing, no further checking of the application will take place until the checklist is received.

National Mandatory Requirement	Included
Application Form	☒
Correct Fee	☒
Site Location Plan	☒
Site Layout Plan/Block Plan	☒
Ownership Certificate and Agricultural Holdings Certificate	☒
Design and Access Statement (where required)	☒

Local List Requirement	Included	Local List Requirement	Included
Existing and Proposed Elevations	☒	Heritage Statement	☒
Existing and Proposed Floor Plans	☒	Landscape and Visual Impact Assessment	☐
Existing and Proposed Site Sections and Finished Floor and Site Levels	☐	Landscaping Proposals	☐
Roof Plans	☒	Lighting Assessment	☐
Affordable Housing Statement	☐	Noise Impact Assessment	☐
Agricultural Workers Statement	☐	Open Space, Sport and Recreation Assessment	☐
Air Quality Assessment	☐	Parking Arrangements	☐
Archaeology Assessment	☐	Planning Obligations/Draft Heads of Terms	☐
Contaminated Land Assessment	☐	Sequential Test and Retail Impact Assessment	☐
Daylight/Sunlight Assessment	☐	Structural Survey	☐
Ecological Assessment	☒	Surface Water Drainage Strategy	☐
Economic Statement	☐	Transport Assessment	☐
Environmental Impact Assessment	☐	Tree Survey	☐
Financial Viability Assessment	☐	Ventilation/Extraction Statement	☐
Flood Risk Assessment	☒		
Foul Drainage Assessment	☐		
Habitats Regulations Assessment (Project-Level)	☐		

Paul Sharman
Sharman Architecture
Oak Barn, Willow Drove
Borough Fen
Peterborough Cambs
PE6 7QB

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937

planningadvice@sholland.gov.uk
www.sholland.gov.uk

6th February 2020

Dear Sir/Madam

PLANNING: PRE-APPLICATION ADVICE

Reference: PE-00510-19 **Case Officer:** Greg Watkinson
Location: Land At/Rear Of 59 Westlode Street Spalding Lincs
Proposal: Proposed two further dwellings (H16-0816-17 - Demolition of 59 Westlode Street and erect six flats - Approval dated 4.12.17)

Dear Mr Sharman,

Thank you for your Pre-Application enquiry for a proposed 2 additional dwellings to the scheme agreed under H16-0816-17.

Obviously, in the absence of a formal planning application, I am unable to provide anything other than purely informal advice. However, I do believe that with some careful considerations and an approach similar to that taken under the previous application, this proposal has the potential to be met with a positive response.

The key concern in this instance, having considered the plans kindly provided is the fact that the site sits within the Spalding Conservation Area (SCA) and within close proximity to a listed building. This should, of course, be taken to mean that to comply with policy 29 of the South East Lincolnshire Local Plan (2019) (SELLP), a high quality of both materials and design will be vital.

It is acknowledged that you state there will be no designated vehicle parking associated with the proposal, but I also appreciate that this is a town centre location and that a secure cycle storage is proposed in the provided statement. You should refer to Appendix 6 of the SELLP to determine what the scale of the cycle storage should be to achieve satisfaction of Policy 36 of the SELLP.

In addition, a major concern, given the 'backland' nature of the site, will be the effects upon local residential amenity and as such it is appreciated in this instance that you state you intend for the design to

be sensitive to this and that both of the proposed additional dwellings will be single-storey bungalows, which should minimise the risk of overlooking and overshadowing. Of course, we also have to take into account the residential amenity of the potential future residents of the proposal so the potential for overlooking and overshadowing into these properties would be a consideration. Furthermore, it is positive for residential amenity that there is some modest amenity (garden) space included in these proposals.

The full list of policies relevant to an application as above described would be policies 1, 2, 3, 4, 17, 29, 36 and Appendix 6

For reference, a copy of the full adopted local plan can be found here:
<http://www.southeastlincslocalplan.org/>

Advice on how to make the relevant planning application can be viewed at the following link.
<https://www.sholland.gov.uk/article/5401/Submit-an-Application>

I hope that this has answered your query, if not, or if you have any further questions, please do not hesitate to get in touch with me.

This planning advice is given in good faith but is an officer opinion only and therefore is not binding on any formal decision the Council may make following the receipt of a planning application.

BUILDING REGULATIONS

The works that you are proposing may also require Building Regulations and this informal advice or any subsequent planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557

Yours faithfully

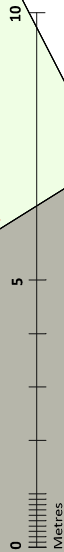


Greg Watkinson, Planning Conservation Officer
GWatkinson@sholland.gov.uk





GROUND FLOOR PLAN. UNIT 1
Floor area 37m2



- NOTES
1. Do not scale from the drawings.
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title	scale	date
GROUND FLOOR PLAN UNIT 1	1:100 at A3	MAY 2016
59 WESTLODE STREET, SPALDING.		
Person: P. B. 14/12/2016 Drawing issued: Elevations rev. 1.0		



FIRST FLOOR PLAN. UNIT 2
Floor area 61m²



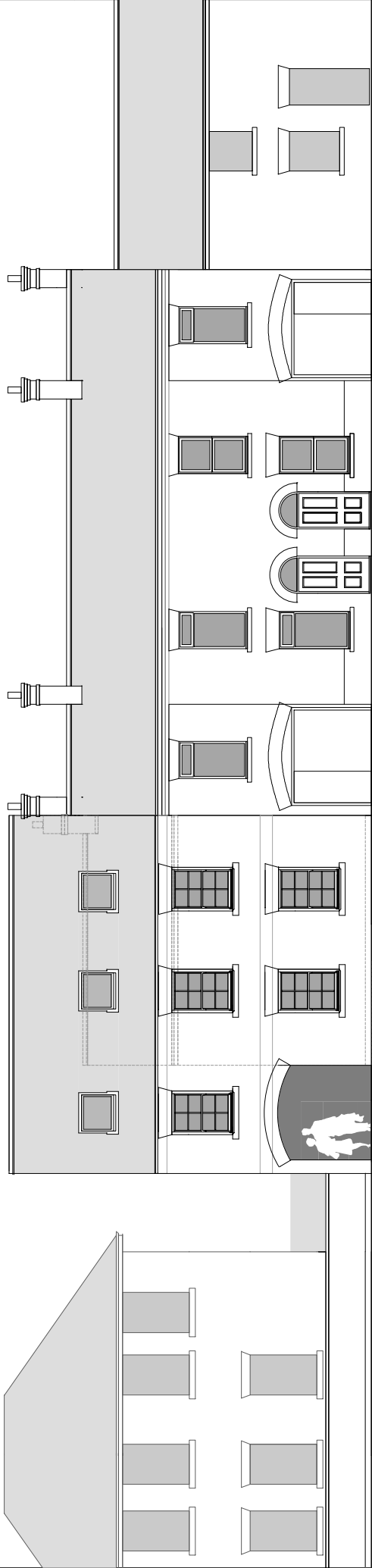
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title	scale	date
FIRST FLOOR PLAN UNIT 2	1:100 at A3	MAY 2016
client	revision	drawn by
59 WESTLODE STREET, SPALDING.	B 14/12/2016 Elevations rev lead	Paul Sharman

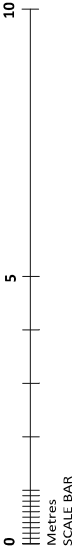


title		scale	date
SECOND FLOOR PLAN UNIT 3		1:100 at A3	MAY 2016
address		revision	drawn by
59 WESTLODE STREET, SPALDING.		B 14/12/2016	Elevations rev lead

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STREET ELEVATION



NOTES
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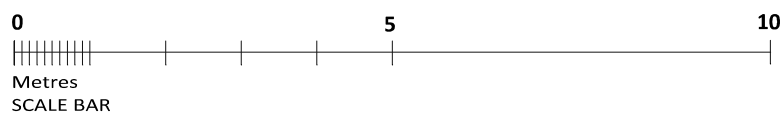
title PROPOSED STREET ELEVATION		scale 1:100 at A3	date MAY 2016
contract SPALDING		revision A. 27/03/2017	Drawing issued

NOTES

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REAR ELEVATION



title
PROPOSED REAR ELEVATION

scale
1:100 at A4

date
AUGUST 2017

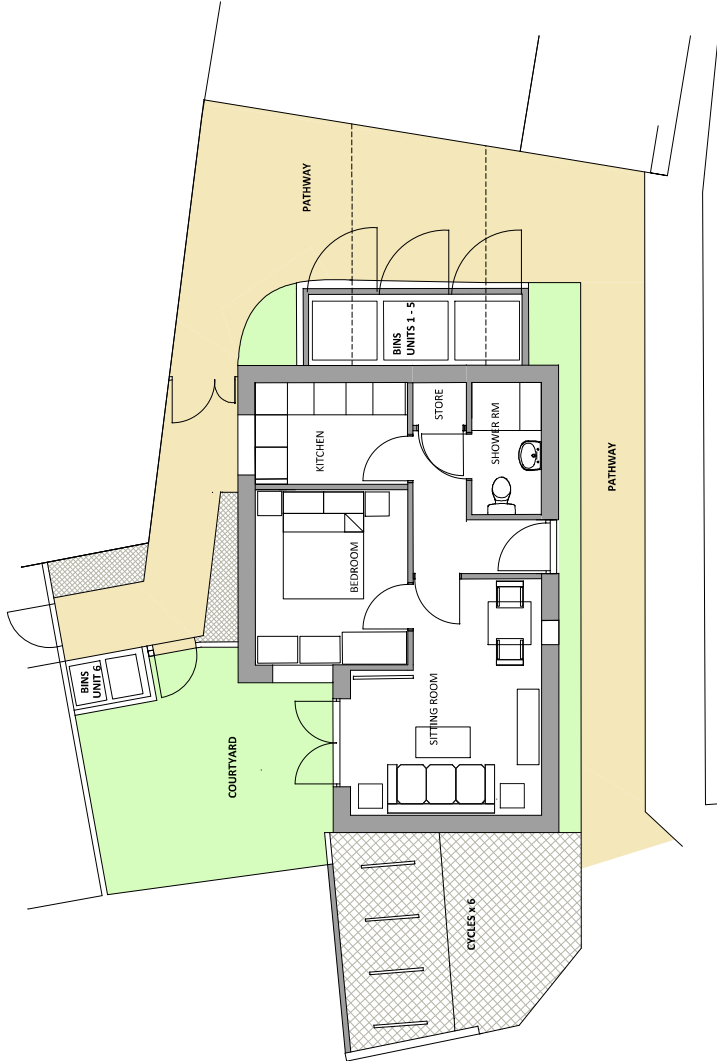
contract
SPALDING

revision
A 08/08/2017 Drawing issued

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OAK BARN, BOROUGH FEN, PETERBOROUGH. PE6 7QB

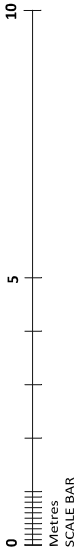
tel: 07724 529 094

email: paulsharman1@btinternet.com

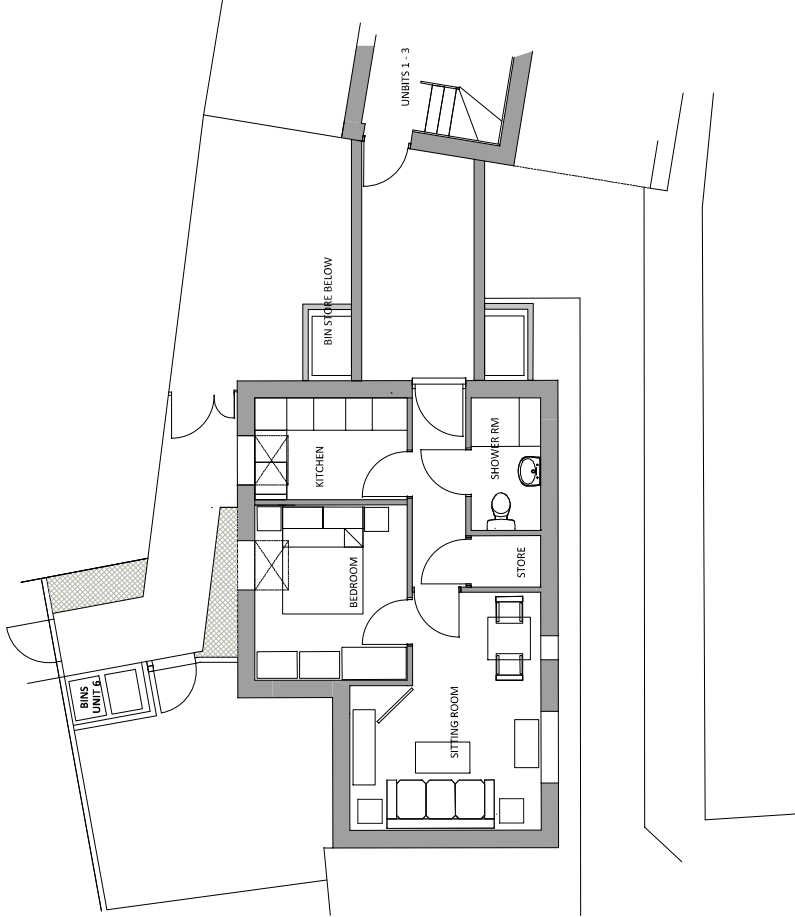


GROUND FLOOR PLAN. UNIT 4

Floor area 38m2



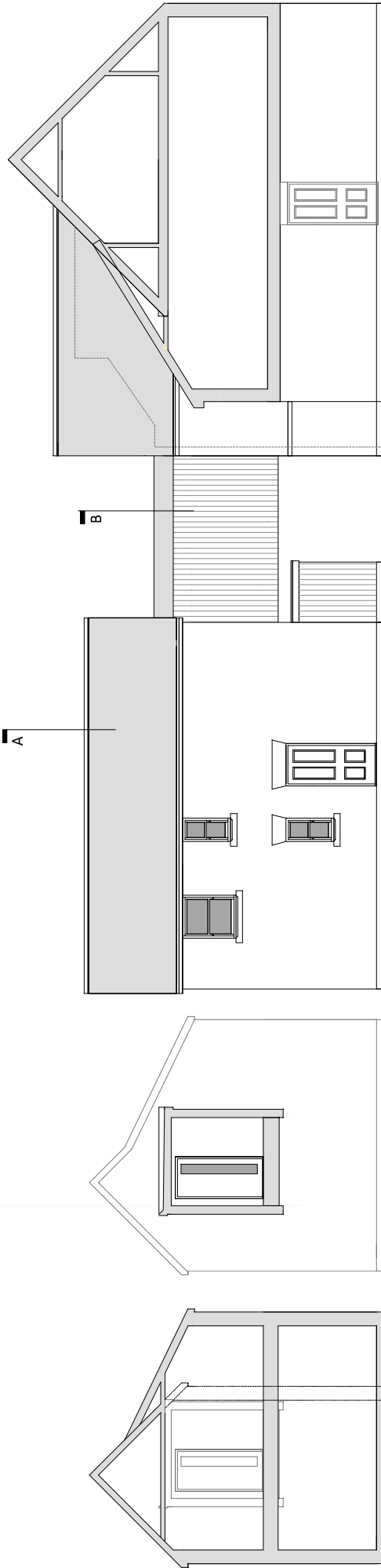
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FIRST FLOOR PLAN. UNIT 5

Floor area 38m2

title PLANS & ELEVATIONS UNIT 4 & 5	scale 1:100 at A3	date MAY 2016
contract 59 WESTLODE STREET. SPALDING.	revision A 22/05/2017 Drawing issued B 14/12/2019 Plan layout added	

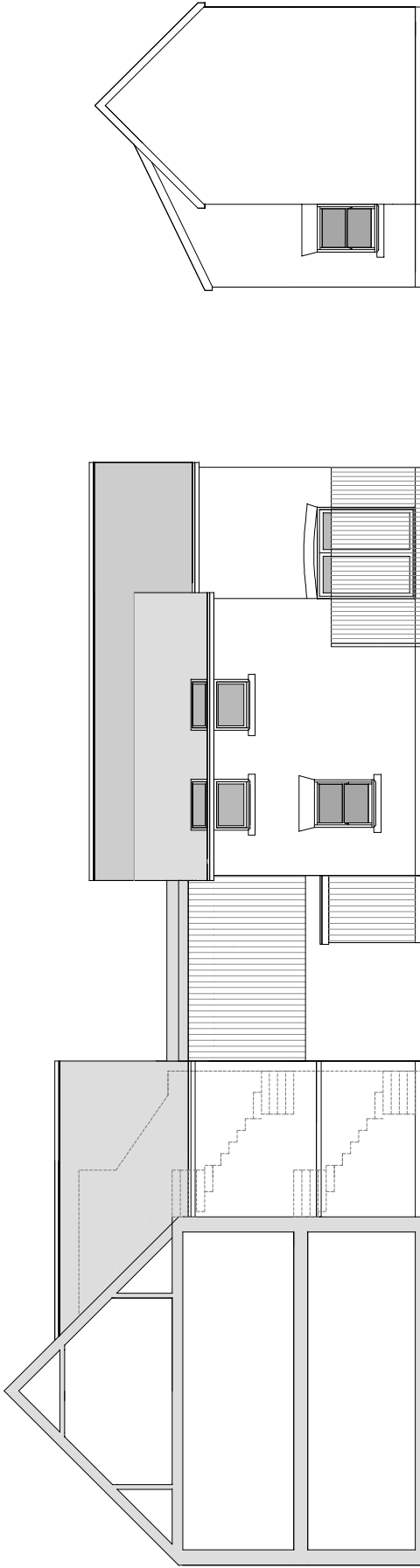


SECTION A

SECTION B

SIDE ELEVATION 4 & 5

SECTION THROUGH RIGHT OF WAY



SECTION 1 - 3

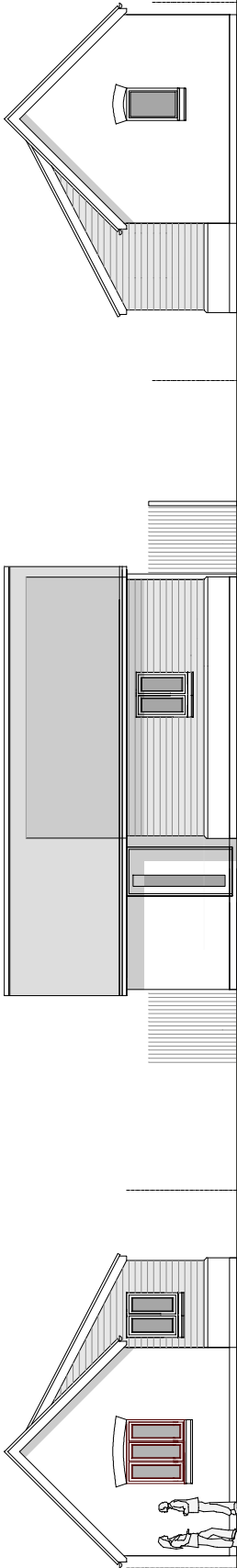
SIDE ELEVATION 4 - 5

REAR ELEVATION 4 & 5



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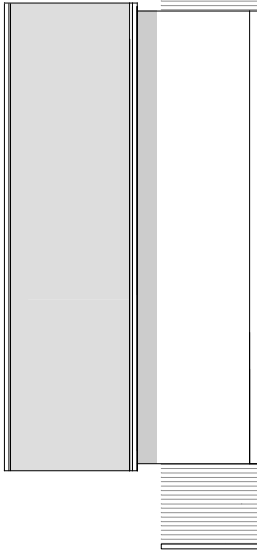
title ELEVATIONS UNIT 4 & 5	scale 1:100 at A3	date MAY 2016
contract 59 WESTLODE STREET, SPALDING.	revision B 14/12/2016 Drawing issued	email: paul@sharmar.co.uk



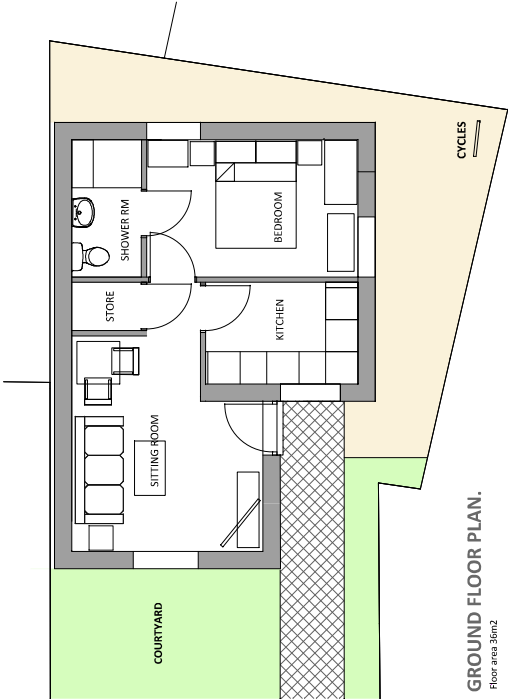
FRONT ELEVATION UNIT 6

SIDE ELEVATION 1

REAR ELEVATION

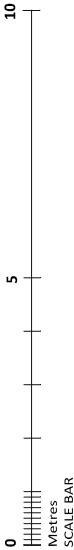


SIDE ELEVATION 2



GROUND FLOOR PLAN.

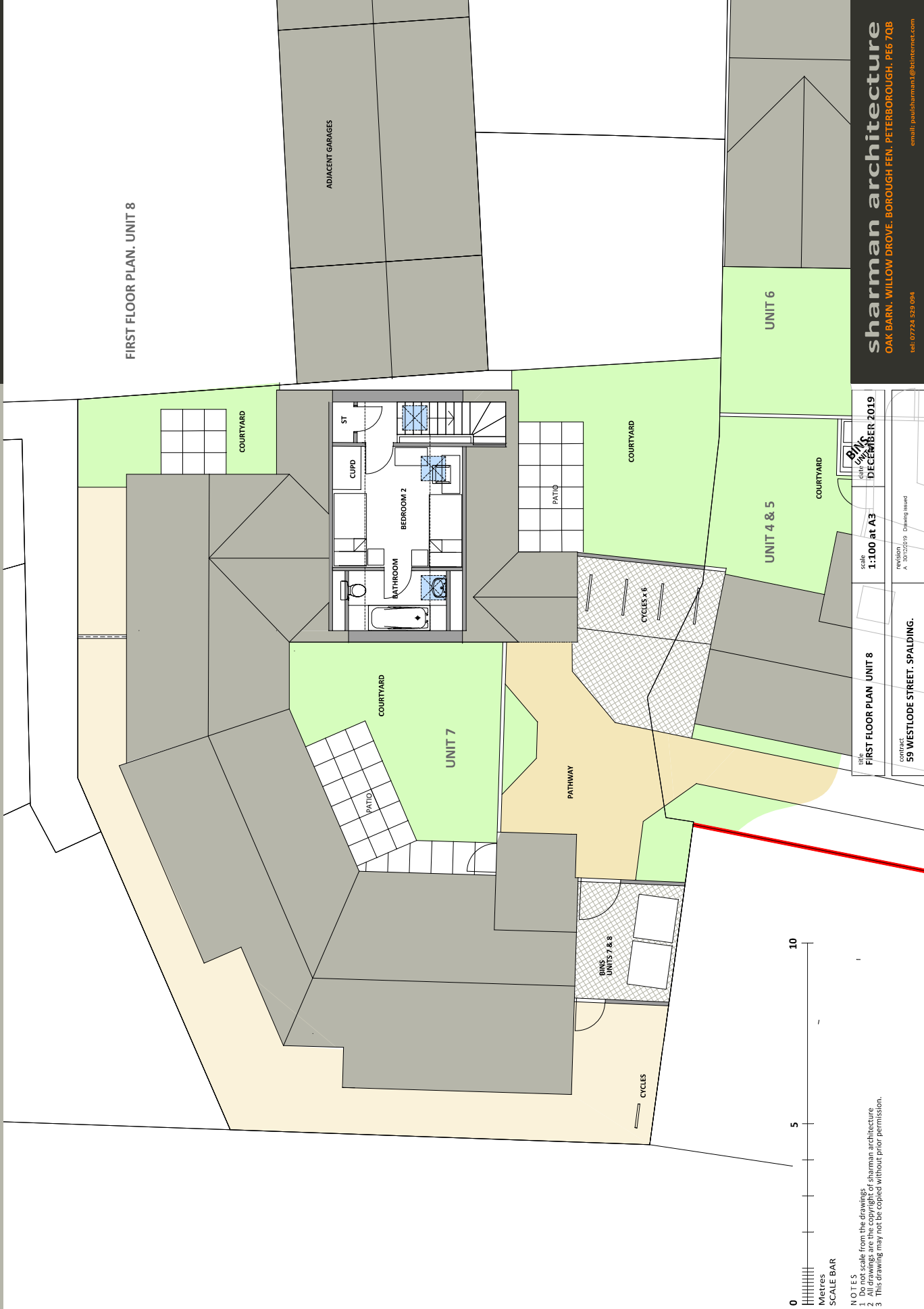
Floor area 36m2



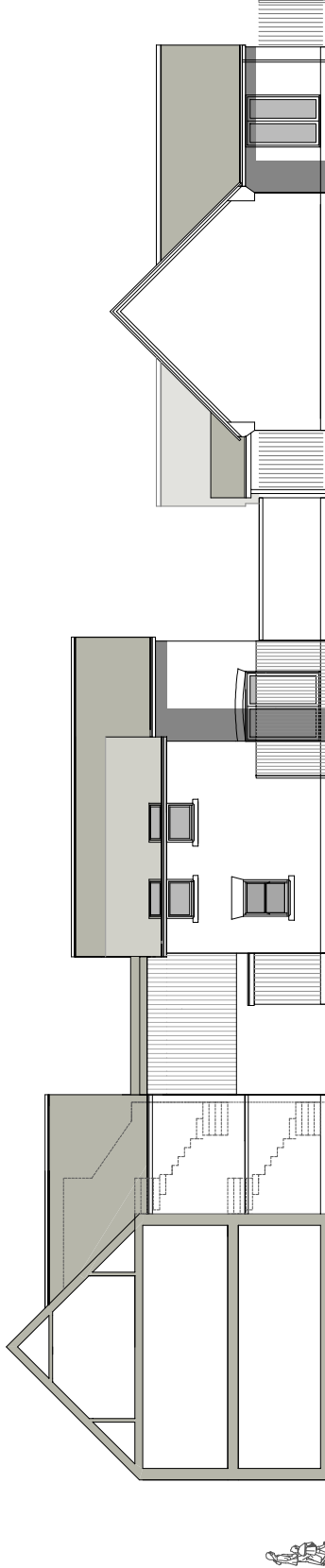
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title	scale	date
PROPOSED ELEVATIONS UNIT 6.	1:100 at A3	MAY 2016
contract 59 WESTLODE STREET, SPALDING.		
revision A. 27/05/2017 Drawing issued B. 14/06/2016 Drawing issued revised C. 14/02/2016 Plan layout added		



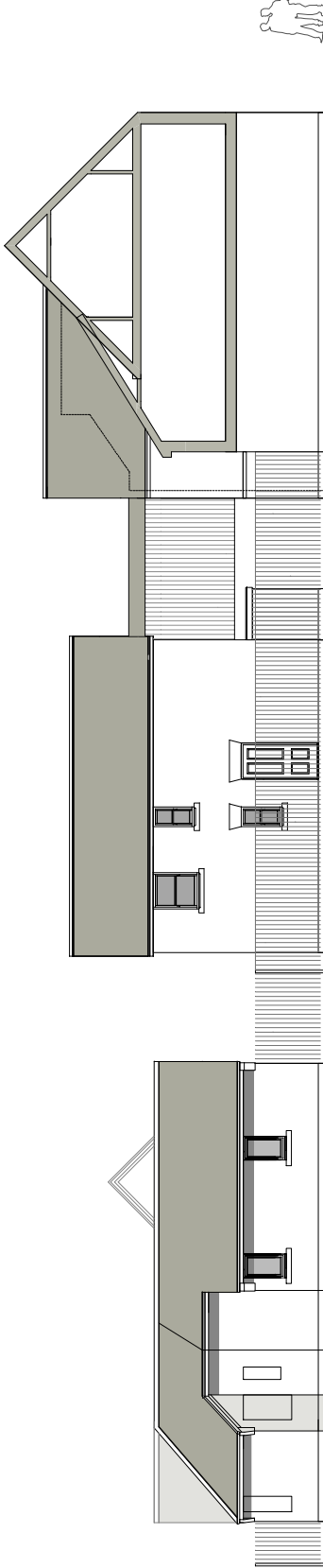


revision
A. 24/11/2019 Drawing issued



SIDE SECTION ELEVATION UNITS 1 - 3

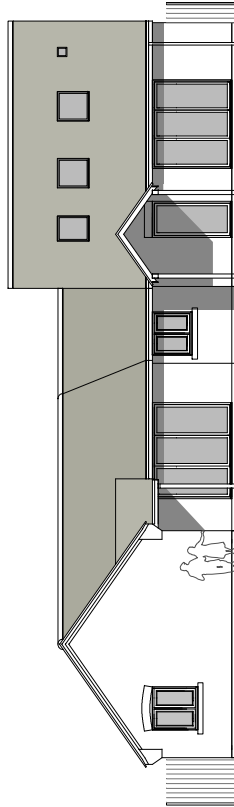
SIDE ELEVATION UNIT 8



REAR ELEVATION UNIT 7

SIDE ELEVATION UNITS 4 & 5

SIDE SECTION ELEVATION UNITS 1 - 3



FRONT ELEVATION UNITS 7 & 8

REAR ELEVATION UNITS 7 & 8



title
PROPOSED ELEVATIONS UNITS 1 - 8

contract
59 WESTLODE STREET. SPALDING. PE11 2AE

scale
1:100 Print at A2

date
NOVEMBER 2019

drawn
PS

sharman architecture

OAK GARDEN, WILLOW GROVE, BOURGHTON, PETERBOROUGH PE6 7UB

tel: 01753 432900

email: mark@sharman-arch.co.uk

Validation of Planning Applications

PLANNING APPLICATION REQUIREMENTS (LOCAL)

**FOR BIODIVERSITY CONSERVATION SURVEY
AND REPORT**

**BIODIVERSITY CHECKLIST ^{for}
SOUTH HOLLAND DISTRICT COUNCIL**

In Accordance With

The Town and Country Planning Development Management Procedure Order 2010

Revised July 2013

Biodiversity Checklist to accompany planning applications

Please refer to the guidance notes which specify the types of application which must be accompanied by this checklist. Where identified as required any surveys must also accompany an application.

Question 1: Pre-existing knowledge

To the best of your knowledge are any protected species such as, but not limited to, bats, specially protected birds such as barn owl, great crested newts, reptiles, water voles, badgers or otters present within the site or would be affected by the proposal?

Yes ☐ / No ☒

If Yes, please provide further details:

Question 2: Water Voles

Does the proposal affect or is it within 5m of a river, stream, ditch, canal or lake?

Yes ☐ / No ☒

Question 3: Great Crested Newts

Is the proposal within 100m of a pond (excluding small garden ponds under 25m² or heavily fish-stocked ponds)? If so will the building and associated working area of the development directly affect any rubble or log piles, scrub, hedgerows or long grassland?

Yes ☐ / No ☒

Question 4: Bats

Does the proposed development constitute or include the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:

- All agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick?
- All buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water?
- Pre-1960 detached buildings and structures within 200m of woodland and/or water?
- Pre-1914 buildings within 400m of woodland and/or water?
- Pre-1914 buildings with gable ends or slate roofs, regardless of location?
- All tunnels, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures?
- Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices or caves?
- All bridge structures, aqueducts and viaducts (especially over water and wet ground)?
- Lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water?

- Affecting woodland, or field hedgerows and/or lines of trees especially those with obvious connectivity to woodland or water bodies?
- Proposals affecting or within 200*m of rivers, streams, canals, lakes, or other aquatic habitats.
- Buildings and walls with thick, dense ivy covering?
- Tall walls (higher than 2 m) with crevices present?
- Proposed tree work (felling or lopping) and/or development affecting?
 - old and veteran trees, and trees that are older than 100 years?
 - trees with obvious holes, cracks or cavities?
 - trees with a girth greater than 1m at chest height?
 - trees with substantial coverings of ivy?

Yes ☐ / No ☒

Question 5: Barn owls

Does the proposal include modification, conversion, demolition or removal of any agricultural buildings (e.g. farmhouses and barns)?

Yes ☐ / No ☒

Question 6: Badgers and/ or Reptiles

Does the building and associated working area of your proposal directly affect any derelict (brown-field) land, allotments, woodland or linear features e.g. hedgerows, ditches or rows of trees?

Yes ☐ / No ☒

Further action for questions 2- 6:

Where a positive answer is given to any of questions 2 to 6, relevant protected species survey work should be carried out by a suitably experienced ecologist and a report must accompany the planning application.

Alternatively you may provide evidence (e.g. statement from a suitably qualified ecologist) to demonstrate that no priority species or habitats are likely to be impacted on by your proposals to rule out the need for further survey work.

Details of person responsible for completing checklist

Name: Paul Sharm an

Relationship to proposal: Agent
(E.g. agent, applicant, ecological consultant).

Declaration:

Being familiar with the proposal and site in question the information supplied above is correct to the best of my knowledge.

Signed: Paul Sharman

Date: 11th May 2020