FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0451/92 Received:13-APR-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erect detached bungalow inc. detached single garage

Location : Plot 7, Bramble Grange Woolram Wygate
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the erection of a bungalow on this plot, individually adjoining a substantial two storey dwelling, would result in an incongruous juxtaposition of properties and, depending on the development of the adjoining plots, either this one, or the other, would appear out of character with the remainder of this small estate.

Director of Planning and Building Control Services
04-AUG-92 H16/0451/92

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)

PLANNING APPLICATION

For office use only

Application No. H16/0451/92

Date Registered 13 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

BROADGATE HOMES
BROADGATE HOUSE
BROADGATE
WESTON HILLS, SPALDING, LINCS.
Tel. No (0406) 380532

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 7 BRAMBLE GRANGE, WOOLRAM WYGATE, SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECT DETACHED BUNGALOW inc. DETACHED SINGLE GARAGE

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.

Signed Alan J. Finch Date 13.4.92 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 (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:

B. Please state size of any new structure:- (a) max. height: 5·5M. sq. metres
(b) max. length: 10·5M metres
(c) max. width: 11.8M metres

C. Please state type and colour of materials for facing external walls: STEETLEY OLD DURHAM STOCKS. WITH IVORY PAINTED RENDER.

D. Please state type and colour of roofing materials. REDLAND GROVEBURY FARMHOUSE RED.

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

5. GENERAL INFORMATION Please complete each section

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

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 + MIN 2 SPACES

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 SOAKAWAYS

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

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		→ Application No.:

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

Continue on separate sheet if necessary. PLEASE SEE COVERING 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).

OWNERS.

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 A. J. Finch (Applicant/~~Agent~~) Date 13·4·92

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 A. J. Finch Applicant/~~Agent~~) Date 13·4·92

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ ...119...

Receipt Issued ..... No. P1089

Date First Received 13 APR 1992

REGISTRATION

REFERENCE ...H16/0451/92...

Cross-Ref ...H16/91:4...

Date...14/4...

VALIDATION Date 14/4/92

Type ...Full... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ...1... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Ill fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date...2.4.

Index Sheets ...185... OS Nos ..... Grid Ref E 33730 N 33910

Part ...I... Parish ...SPALDING... TR Rural ☐ C1 ☐ Grace ☐
TR Bypass ☐ C3 ☐
Inside IDD ...NO... Inside LP area ...YES... Level crossing ☐ IDD ☐
Footpath ☐ Other:

Linked to site.....Ref.4763... Linked to property.....Ref.....

Planning Records: 5946/71
Earlier apps

3 Reg Records:
Already submitted Ref.....
Required .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours ✓ Other

Boundaries

Site Features Allison dev. to right-2 storey dwellings under construct 6ft close boarded fence on boundary.

Inspected by: GS
date: 12/5

Case Officer Conclusions (issues) Horse to SW with 1 upper & 1 lower floor windows facing site - fencing between plots

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Yes ....

Any objection received? No
If yes, is any obj. material? Yes / No
Yes / No .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes ....

Flagged by Senior Officer
Signed .....

No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No ....

Nil fees (not first Submission)

Yes ....

ANY ONE OF ABOVE

Other info. viz:
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DRH 15.

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

AF. ICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED

DR 24/4

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
Plot 6, Bramble Grange

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0451/92 Received:13-APR-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erect detached bungalow inc. detached single garage

Location : Plot 7, Bramble Grange Woolram Wygate
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

1 In the opinion of the Local Planning Authority the erection of a bungalow on this plot, individually adjoining the substantial two storey dwelling, adjoining would result in an incongruous juxtaposition of properties and, depending on the development of the adjoining plots, either this one, or the other would appearing out of character with the remainder of this small estate.

Authorised to issue:

03-AUG-92 H16/0451/92 AD...N.....DC..N....
4/8 4/8

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0451/92 Received:13-APR-92 Type:FULL

Name: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Agent: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

Description: Erect detached bungalow inc. detached single garage

Location : Plot 7, Bramble Grange Woolram Wygate
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate roads onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

Authorised to issue:

27-MAY-92 H16/0451/92 AD..A.....DC.....

26/5

APPLICATION REFERENCE: H16/0451/92 DATE RECEIVED: 13 04 92

APPLICANT: Broadgate Homes
Broadgate House
Broadgate
Weston Hills
Spalding Lincs

AGENT:

TYPE: Full

DESCRIPTION: Erect detached bungalow including detached single garage

LOCATION: Plot 7, Bramble Grange, Woolram Wygate, Spalding

County Highways: Request conditions.

Information From Applicant
- Have approval for large house with double garage.
- Specific client requires bungalow.
- Allows distance between dwellings to increase.
- Plot 8 can be widened.

PREVIOUS DECISIONS
H16/0277/91 - Plot 6 - Erect detached dwelling with detached double garage - Granted.
H16/0896/91 - Plot 7 - Erection of house with detached garage - Granted.
H16/0897/91 - Plot 8 - Erection of dwelling with integral garage - Granted.

PLANNING ISSUES
1 This plot has planning permission for a house. The other plots on this side of the road, Plots 6, 8 and 9 also have permission for houses. Plots 6 and 9 are completed and occupied. To the rear Allisons are building houses.
2 If plot 8 is developed as a house and permission is granted for this bungalow it will be one small bungalow surrounded by large houses. If on the other hand plots 7 and 8 are developed as bungalows, plot 6 will be very dominant because it is a very large house and has another bungalow beside it on plot 5.
3 If the applicant has a client who specifically requires a bungalow on this small estate road it is my opinion that it could be located on plot 3 where it would be grouped with two other bungalows if that with permission on plot 4 is erected.

CONCLUSIONS
1 It is my opinion that the development would benefit from plots 1,2,6,7,8 and 9 being developed as houses and plots 3,4,5 as bungalows.

RECOMMENDATION - Refuse Permission.

In the opinion of the Local Planning Authority the erection of a bungalow on this plot, individually adjoining the substantial two storey dwelling adjoining would result in an incongruous juxtaposition of properties and, depending on the development of the adjoining plots, either this one, or the other, appearing out of character with the remainder of this small estate.

531. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant	Proposal
H05/0414/92 Ashwood Homes	Eleven dwellings including private road/estate road access and demolition of existing 3 pairs of houses etc on land off Foxes Low Road, Holbeach.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the development and in view of concern regarding the proximity of the site to the adjoining South Holland Internal Drainage Board premises.

H16/0451/92 Broadgate Homes	Bungalow including detached single garage at plot 7, Bramble Grange, Woolram Wygate, Spalding.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed development.

H16/0482/92 Mr M Goulden & Ms V James	Extension to provide additional garage and utility at 5 Birch Grove, Spalding.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed development.

H11/0488/92 T Betts	Four dwellings including details of means of access at rear of 116 London Road, Long Sutton.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed development.

H09/0502/92 R Kirk	Residential development (2 building plots) including details of means of access to rear of 29 Cranmore Lane, Holbeach.

RESOLVED: As there was insufficient time to visit the site prior to the meeting, consideration of the application be deferred pending a site inspection to assess the suitability of the site for the proposed backland development.

532. 4 VICTORIA STREET, SPALDING (422/92)

Further to the above minute the Sub-Committee inspected the above site prior to the meeting following a complaint that development to the rear of the property had resulted in the loss of light to a neighbouring property.

85. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant	Proposal
H16/0498/92 Yorkshire Bank Plc	Residential development (two houses - semi-detached) at 11 Commercial Road & 1, 2 & 3 Willow Row Walk, Spalding.
H13/0506/92 Moulton Harrox Educational Foundation	5 dwellings with private access road including demolition of existing cottage at Seas End Road, Moulton Seas End.

(Councillor T Bray declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

(c) **Applications Deferred**

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

Plan No. and Applicant		Proposal
H02/0018/91 David Wilson Homes Ltd	O.A.	Two dwellings (re-registered as H02/1235/91) at 2A & 2B Barbers Drove, Crowland.

(Pending a site inspection in view of concern regarding access to land to the rear of the application site, and the adequacy of Barbers Drove for the proposed development.)

H16/0407/92 Mr G Elkin & Mrs D E Simpson	O.A.	Dwelling at rear of 45 Love Lane, Spalding.

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

H05/0414/92 Ashwood Homes	11 dwellings including private road/estate road access and demolition of existing 3 pairs of houses etc on land off Foxes Lowe Road, Holbeach.

(Pending a site inspection to assess the suitability of the site for the development and in view of concern regarding the proximity of the site to the adjoining South Holland Internal Drainage Board premises.)

H16/0451/92 Broadgate Homes	Bungalow including detached single garage at plot 7, Bramble Grange, Woolram Wygate, Spalding.

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

H16/0482/92 Mr M Goulden & Ms V James	Extension to provide additional garage and utility at 5 Birchgrove, Spalding.

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

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

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0451/92 Type: FULL

Applicant: Broadgate Homes
Tel: 0406 380532

Agent: Broadgate Homes
0406 380532

Description: Erect detached bungalow inc. detached single garage

Location: Plot 7, Bramble Grange
Woolram Wygate
Spalding
Lincs

Valid date: 13-APR-92
Target dates:
To case officer 18-APR-92
Inspected by 23-APR-92
Extra contacts 28-APR-92
Report if not clear by 18-MAY-92

Terminal date: 08-JUN-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	23-APR-92	07-MAY-92
Cllr Mrs A M Newton	0775 762210	23-APR-92	07-MAY-92
Cllr R C West	0775 760231 (Of	23-APR-92	07-MAY-92
Owner/Occupier Plot 6, Bramble Grange		12-MAY-92	26-MAY-92

L C C - Obs Attached fc CB 30/4/92.

SITE DETAILS

Grid ref: 523930 323510
OS Sheets: 182 Parcel:

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: H16/0451/92 Type: FULL

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DEVELOPMENT/CONSTRAINTS

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Cllr R C West	0775 760231 (Of	23-APR-92	07-MAY-92

L.C.C — Obs Attached JCS 30/4/92

SITE DETAILS

Grid ref: 523930 323510
OS Sheets: 182 Parcel:

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

PM 19-6

19 JUN 1992 PU

Action by .....
Discuss with .....
Copy to.....

Our Ref: AJF/hmr

Director of Planning & Building Control Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

19th June 1992

For the attention of Mr P.J. Udy

Dear Sir,

Re: H16/0451/92 Proposed Bungalow Plot 7
Bramble Grange, Woolram Wygate, Spalding
For Mr and Mrs Clements

I was disappointed to learn that the above application is to be referred to the Planning Committee on 24th June 1992 with an adverse recommendation.

Whilst I understand the need to determine applications with a minimum of delay the opportunity to resolve any issue would have been welcomed and dealt with immediately, causing no delay to the determination.

In this particular instance a potential solution to the apparent problem would be to raise the roof pitch of the bungalow to 45°. This has the effect of signifcantly reducing the differential in both ridge heights and proportion in relation to adjoining dwellings. In fact a variation of ridge line is, in my opinion, more desirable than a constant height.

I take the opportunity to submit a sketch street elevation showing the bungalow with raised ridge height. The barn hips proposed to Plot 8 lower the roof line to the bungalow and the spacing and variable orientation of dwellings provide, in my opinion, a perfectly satisfactory scheme. I could certainly cite numerous examples on developments throughout the district where relatively identical combinations of house / bungalow / house have been approved and satisfactorily executed.

CONTINUED....

Directors: D.D. Bissett-Clarke (Managing) H.R. Price (Development) N.J. Rayner ACMA (Financial) Mrs. W.A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

NHBC REGISTERED NUMBER 28099

CONTINUED.....

I realise that this information is somewhat late in prompting discussion but I would welcome an early response to this suggested revision to avoid any further frustrating delay with our clients.

Yours faithfully,

Alan J. Finch.

ALAN J FINCH

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H16/0451/92

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	3	5

2. Address or location

Plot 7, Bramble Grange, Norkam Wygate, Spalding

3. Name, classification and number of road

U C

4. Date application referred 30 - 4 - 92

5. State whether outline, detailed application etc.

Full

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

Bungalow & Garage

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. Req~~uests 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: 30/4/92 Signed: [signature]
Director of Highways and Planning

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

13 APR 1992
0451 | 92

Our Ref: AJF/hmr

Director of Planning and Building Control
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

13th April 1992

Dear Sir,

Re: Proposed Bungalow Plot 7
Bramble Grange, Woolram Wygate, Spalding

I submit for your approval an application for a detached bungalow with single garage on our Bramble Grange development.

Our existing approval on this plot is for a large detached house with double garage. The intention is to provide a bungalow on the plot for a specific client. The advantage of this substitution is that distance between dwellings can increase, also the width of Plot 8 can be increased without any amendment to landscaping or drive access.

As our clients are eager to proceed with this project I would be grateful of an early decision on this straightforward application. Should you require any further information please contact me.

Yours faithfully,

Alan J. Finch.

ALAN J. FINCH

575. PLANNING APPLICATIONS (Continued)

Plan No. and Applicant		Proposal
H16/0451/92 Broadgate Homes		Bungalow including detached single garage at Plot 7, Bramble Grange, Woolram Wygate, Spalding.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/0482/92 Mr M Goulden & Ms V James		Extension to provide additional garage and utility at 5 Birchgrove, Spalding.

RESOLVED: In view of the particular characteristics of this site, planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H11/0488/92 T Betts	O.A.	Four dwellings including details of means of access at rear of 116 London Road, Long Sutton.

RESOLVED: Subject to the applicant first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the former public house reverts to use as a dwellinghouse and to the applicant agreeing to delete from the application reference to a specific number of dwellings, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development contrary to his recommendation.

H09/0502/92 R Kirk	O.A.	Residential development (2 building plots) including details of means of access to rear of 29 Cranmore Lane, Holbeach.

RESOLVED: Planning permission be granted for the above development contrary to the recommendation of the Director of Planning and Building Control Services.

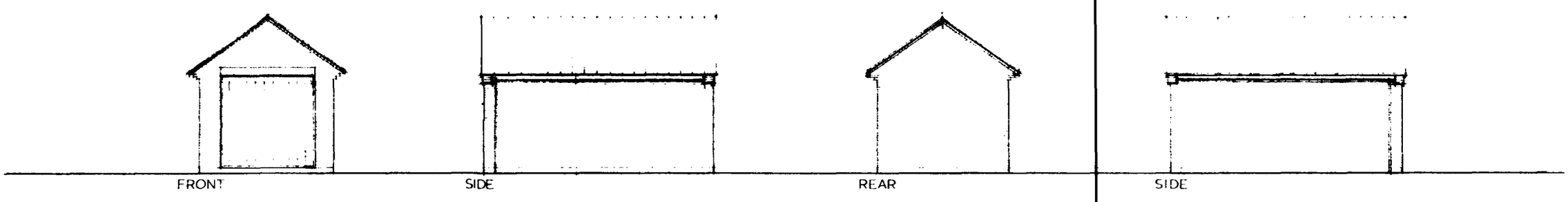
(Councillor C J T H Brewis requested that his vote against the above decision be recorded.)

H08/0479/92 Mortgage Services Ltd	Conversion of outbuildings to nine cottages with the construction of access routes and covered parking at Gosberton Manor Outbuildings, Westhorpe Road, Gosberton.

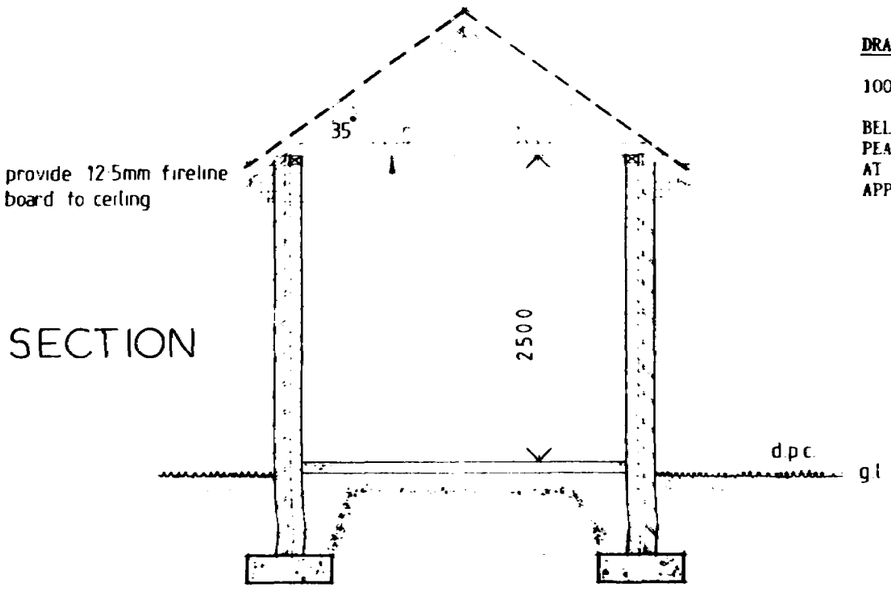
RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H05/0546/92 Mr J Smith & Mrs M E Baker	Use of land for camp site for maximum number of nine caravans/tents for recreational purposes only, Heron Cottage, Frostley Gate, Holbeach Fen.

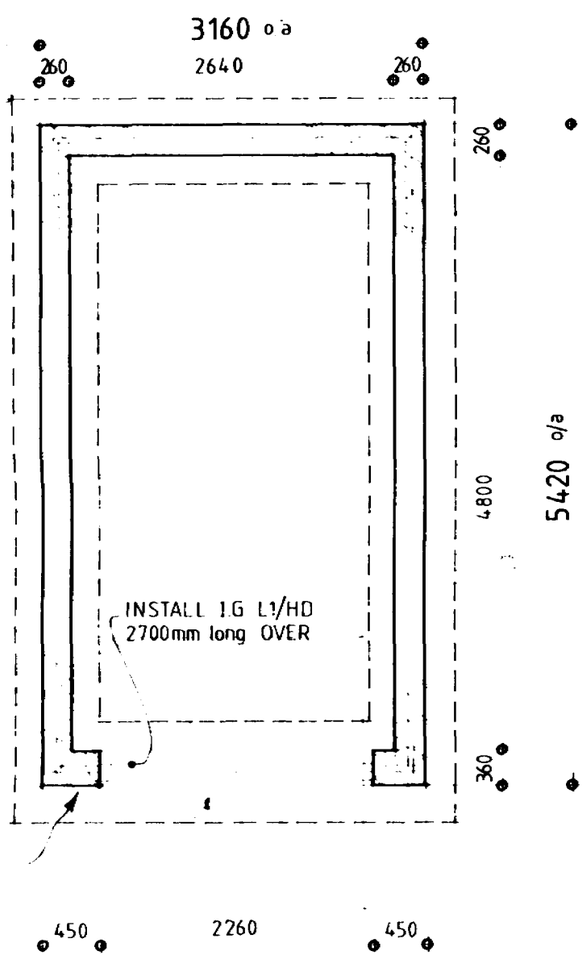
RESOLVED: Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the adjoining dwelling is always occupied by the owner of, manager of or an employee at the camp site, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation.



PROPOSED ELEVATIONS

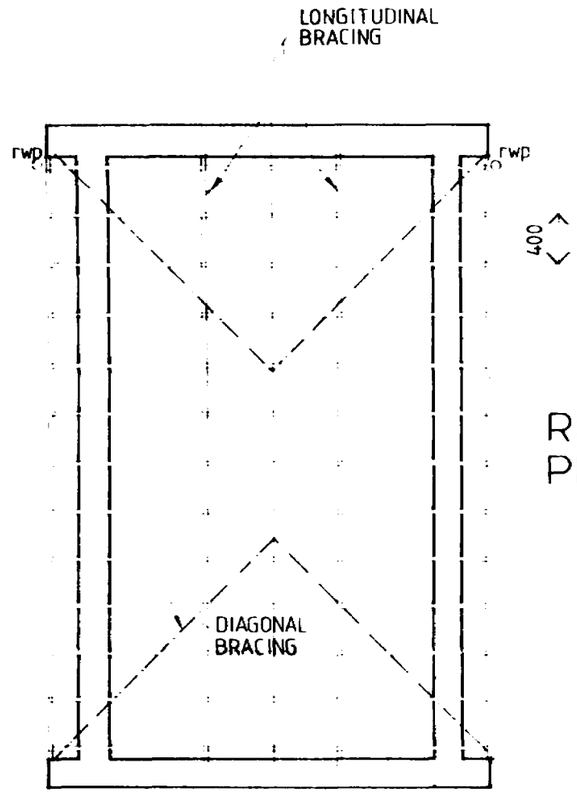


SECTION



FLOOR LAYOUT

INNER LEAF TO BE 200mm BLOCK TO RETURNS



ROOF PLAN

DRAINAGE - SURFACE WATER

100MM HALF ROUND U.P.V.C. GUTTERS TO DISCHARGE INTO Ø63MM DOWNPIPES.

BELOW GROUND PIPEWORK TO BE Ø82MM U.P.V.C. FLEXIBLE JOINTED WITH 100MM MIN. PEA GRAVEL BED AND SURROUND. PIPES TO BE LAID TO 1 : 70 FALL TO Ø1.2M SOAKAWAYS AT 5.0M MIN. FROM ANY BUILDING OR DISCHARGE TO SURFACE WATER SEWER WHERE APPROPRIATE.

FOUNDATIONS

PROVIDE CONCRETE STRIP FOUNDATIONS TO WALLS AS INDICATED ON PLAN TO THE FOLLOWING SIZES:- 700 X 225MM DEEP TO 260MM WALLS, 450 X 225MM DEEP TO 100MM LOADBEARING WALLS.

ALL CONCRETE TO BE C15P MIX.

FOUNDATIONS TAKEN DOWN TO A SUITABLE LOADBEARING SUB-STRATA AT MIN. DEP 450MM. IF SHRINKABLE SUB-SOIL IS ENCOUNTERED, FOUNDATIONS TO BE TAKEN TO DEPTH OF 1.0M BELOW FINISHED GROUND LEVEL.

WALLING BELOW D.P.C.

CLASS A BLOCKWORK TO BE USED BELOW D.P.C.

PROVIDE LINTELS TO WALLS WHERE PENETRATED BY SERVICES.

PROVIDE HORIZONTAL D.P.C. AT 150MM MIN. ABOVE FINISHED GROUND LEVEL.

D.P.C. TO BE CONTINUOUS AND LAPPED WITH D.P.M.

LEAN MIX TO CAVITY TO TERMINATE 225MM BELOW LOWEST D.P.C. LEVEL.

FLOOR CONSTRUCTION

150MM WELL CONSOLIDATED HARDCORE 25MM SAND BLINDING, 1000G POLY D.P.M. LAPPED WITH D.P.C. 100MM CONCRETE OVERSITE TO C15P MIX LAID TO FAIR FIN

EXTERNAL WALLS

260MM CAVITY WALL CONSTRUCTION TO COMPRISE: 100MM FACING BRICK (TO BS 3 1974 FOR CLAY BRICK, BS 187 : 1978 FOR CALCIUM SILICATE BRICK).
60MM CLEAR CAVITY.
100MM BLOCKWORK INNER LEAF.

PROVIDE GALVANISED OR STAINLESS STEEL WALL TIES TO BS 1243 : 1978 INSTAL AT 900MM C/C MAX. HORIZONTALLY, 450MM C/C VERTICALLY. TIES AT 300MM C/C VERTICALLY AT UNBONDED JAMBS TO ALL OPENINGS.

CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C.'s.

ROOF CONSTRUCTION

FOR DETAILS OF ROOF MEMBERS PLEASE REFER TO ROOF PLAN.

CONCRETE INTERLOCKING TILES TO LOCAL AUTHORITY APPROVAL TO BE OF SUITAB TYPE FOR PITCH AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFIC

INSTALLATION TO BE TO BS 5534 PART 1 : 1978 WITH TILES LAID TO 75MM MIN HEAD LAP.

38 X 25MM PRESERVATIVE TREATED S.W. BATTENS ON UNDERFELT TO BS 747 FELT BE LAPPED 150MM MIN.

TRUSSED RAFTER ROOF TO BE SPECIALIST DESIGNED AND SUPPLIED BY TWINAPLAT IN ACCORDANCE WITH BS 5268 PART 3 : 1985.

TRUSSES TO BE INSTALLED AT 400MM C/C UNLESS INDICATED OTHERWISE ON ROOF

100 X 75MM WALL PLATE STRAPPED TO WALLS AT 1.2M C/C MAX. USING 30 X 5MM GALVANISED STEEL STRAPS.

PROVIDE 30 X 5MM GALVANISED STEEL STRAPS AT 2.0M C/C MAX. FROM RAFTER A CEILING CHORD MEMBERS TO GABLE WALLS. SPAN 2 NO. TRUSSES WITH NOGGINGS PACK N.L.T. 38MM THICK AND N.L.T. ½ DEPTH OF ROOF TRUSS MEMBER RESTRAI

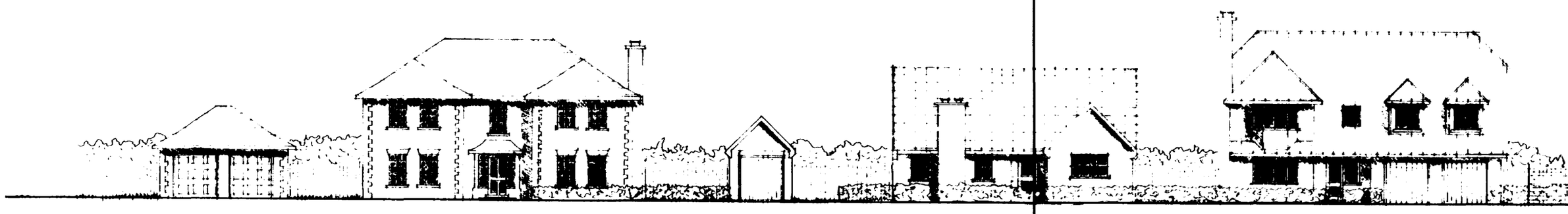
ROOF BRACING IS TO BE IN ACCORDANCE WITH THE BS 5268 PART 3 : 1985 AS I ON ROOF PLAN.

38 X 150MM RIDGE NODE BINDER, 50 X 100MM CEILING BINDERS, 38 X 100MM 45 DIAGONAL BRACING SECTIONS.

38 X 150MM P.S.E. FASCIA AND BARGEBOARDS (WHERE APPLICABLE) WITH 6MM

ALL TIMBER TO BE SC3 STRUCTURAL GRADE MINIMUM.

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.



PLOT 6 BUILT

PLOT 7 PROPOSED

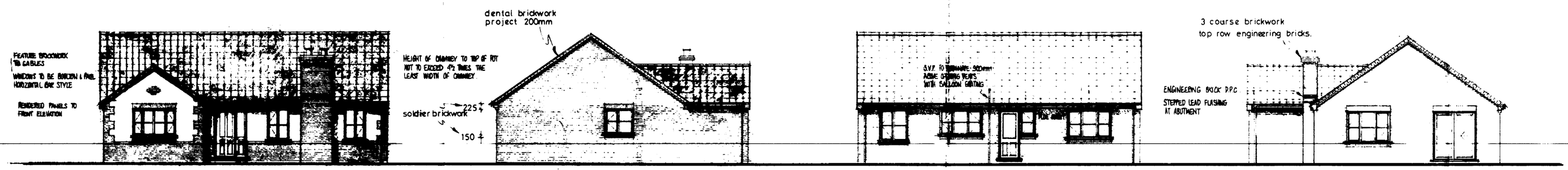
PLOT 8 PROPOSED

SKETCH STREET ELEVATION

S.H.D.C. PLANNING DEPT.
RECEIVED
19 JUN 1992
File Nos.
Acknowledge YES/NO
Attention of
NPM
BS
AC
by
date

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IMMIT



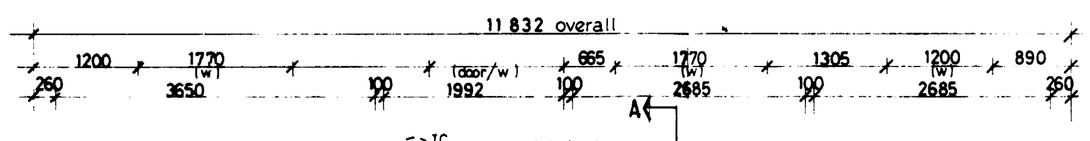
west north east south

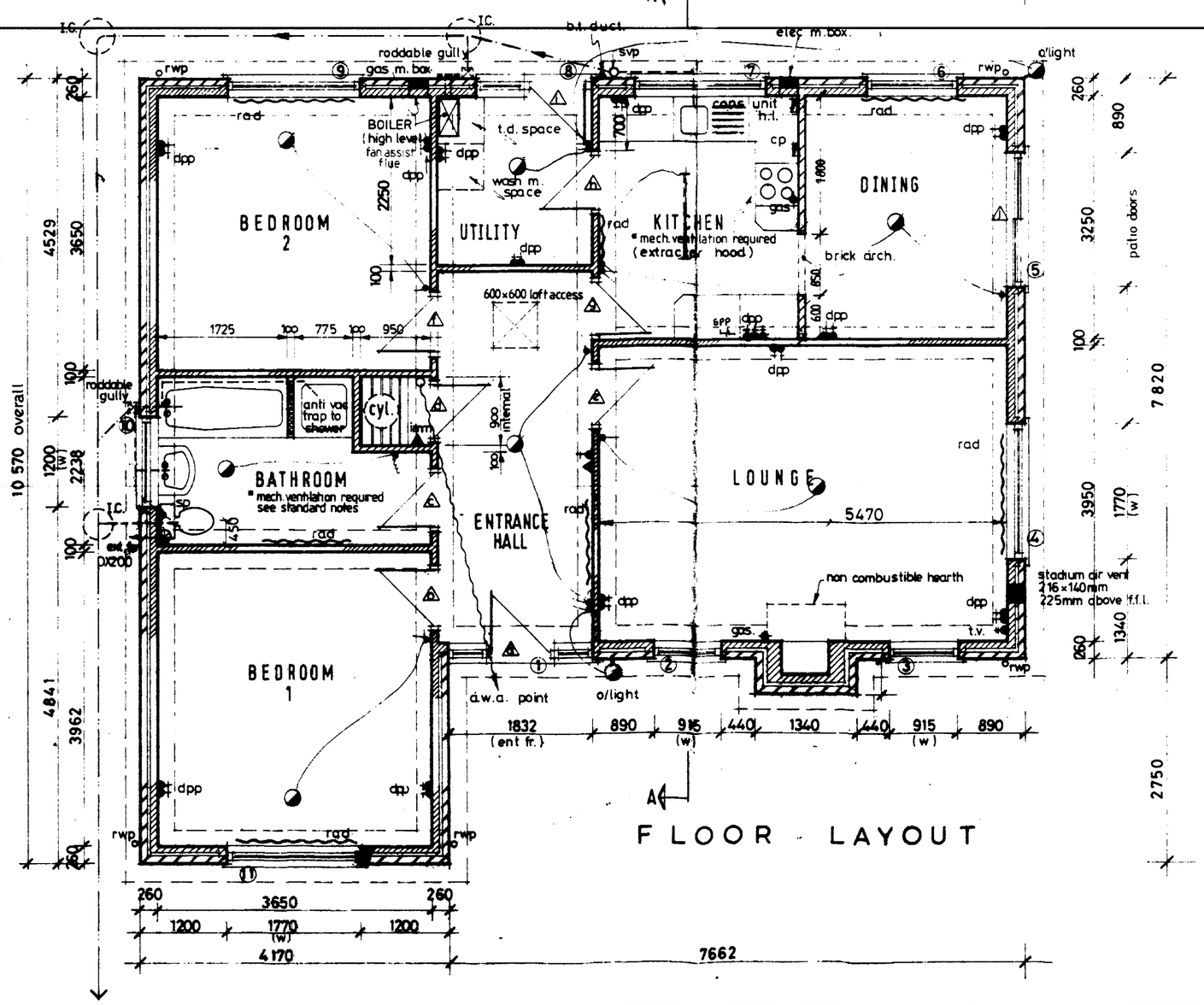
P R O P O S E D E L E V A T I O N S 1 : 100 scale

DOOR, WINDOW & LINTEL SCHEDULE

REF	TYPE	REF	LINTEL REF	O/A LENGTH
1	ENTRANCE FRAME	FED180/29 +2X SL40F S/LTS	L1/S	2250
2	WINDOW	H2N13C	L1/S	1350
3	WINDOW	H2N13C (OPP CAT)	L1/S	1350
4	WINDOW	H4N13CMC	L1/S	2100
5	PATIO DOORS	1800 WIDE	L1/S	2400
6	WINDOW	H213C	L1/S	1500
7	WINDOW	H310CC	L1/S	2100
8	COMBINED DOOR/WINDOW	MNH110C (OPP)26 (OPP CAT)	L1/S	1800
9	WINDOW	H312CC	L1/S	2100
10	WINDOW	H210C	L1/S	1500
11	WINDOW	H4N12CMC	L1/S	2100
12	INTERNAL OPENINGS	B—H	internal	1000

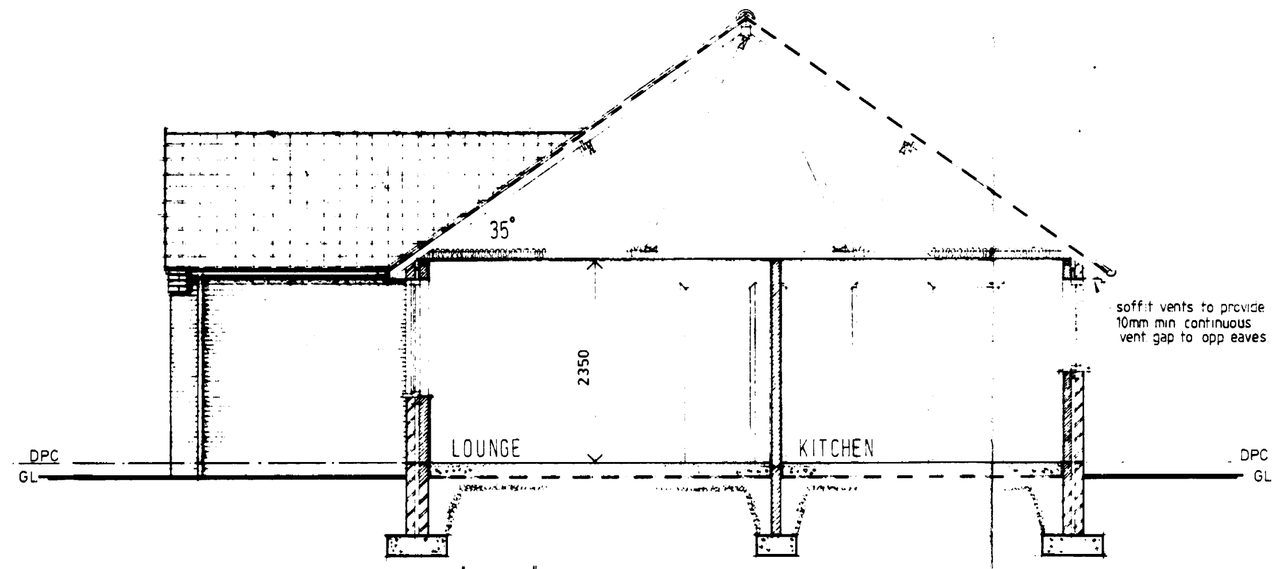
ALL WINDOW REFERENCES BOULTON AND PAUL
ALL WINDOWS TO BE DOUBLE GLAZED
ALL LINTEL REFERENCES ARE I.G.



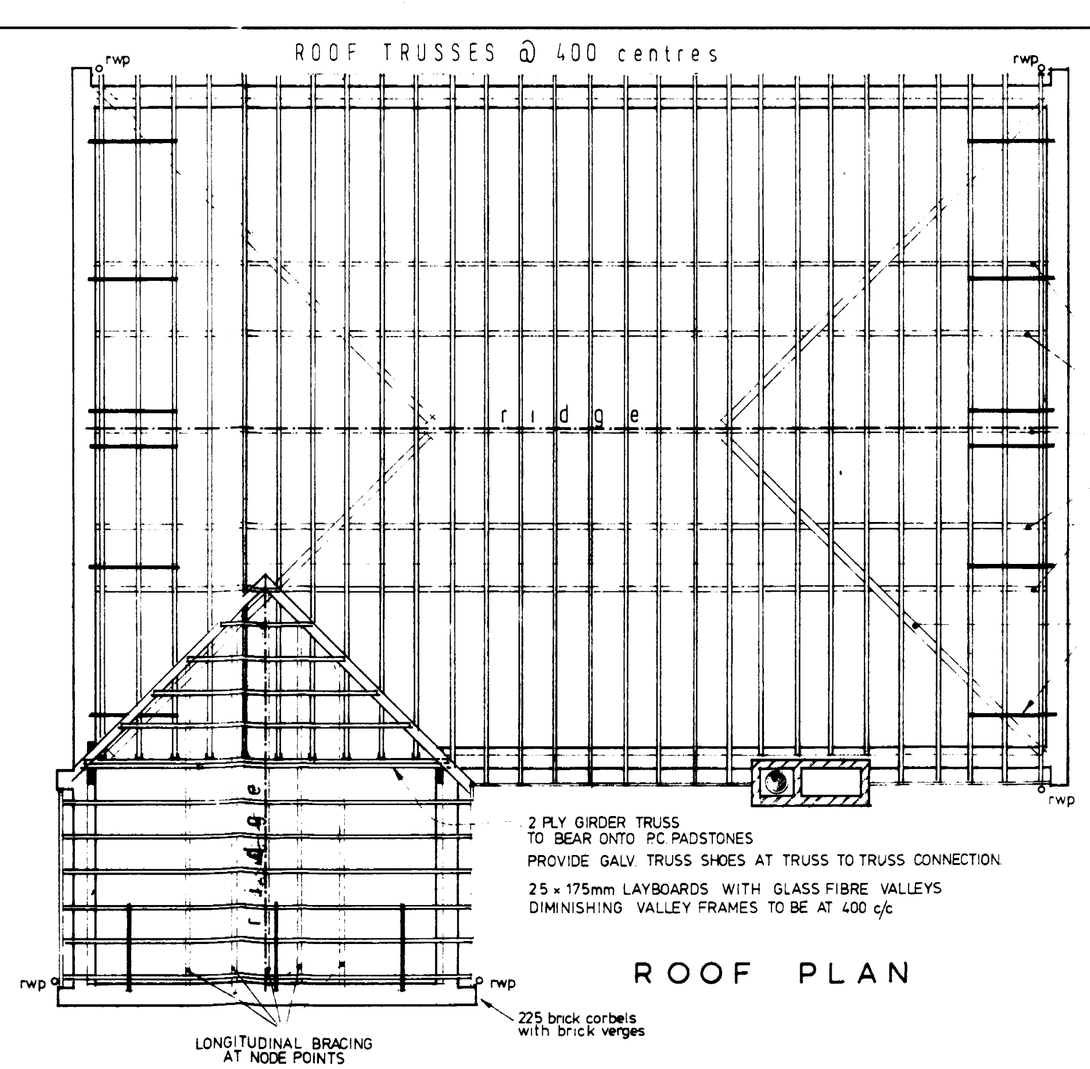


F L O O R - L A Y O U T

TO F.W. SEWER
provide inspection chamber at plot boundary



LATERAL SECTION 'A-A'



ROOF PLAN

LONGITUDINAL BRACING AT NODE POINTS

30×5mm galv straps with s.w.pack between trusses

DIAGONAL BRACING

N.B.
This Drawing is to be HANDED ON PLOT 7

NOTES

SOUTH ... PL... 13 APR 1992 REF ...94/SL/92...

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
PROPOSED BUNGALOW with detached garage
PLOT 7 BRAMBLE GRANGE
Woolram Wygate Spalding.
FOR MR. & MRS. CLEMENTS

DATE	APRIL '92	DRAWN	alan j finch
DRWG. No	92022/001	SCALE	1:50 / 1:100

REVISIONS	DES	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

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