APPLICATION NO. : H16/0482/92

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0482/92 Received:27-APR-92 Type:FULL

Name: Mr M Goulden & Ms V James
2 Amsterdam Gardens
Spalding
Lincs

Agent: E. M. D. A.
Willow Lodge
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Extension to provide additional garage and utility
Location : 5 Birchgrove Spalding

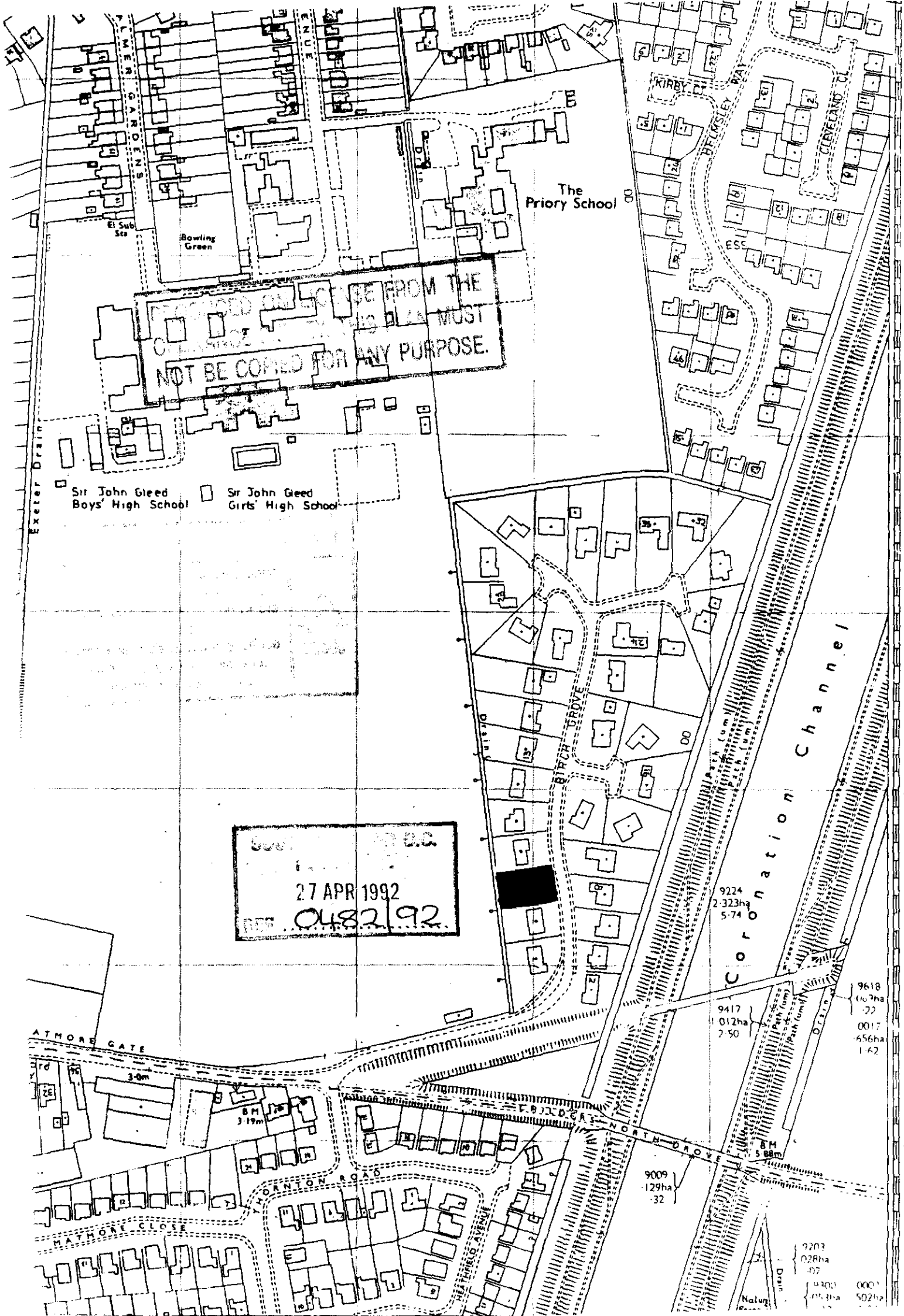
South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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.

Director of Planning and Building Control Services
04-AUG-92 H16/0482/92

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.



RECORDED ON LICENSE FROM THE
OPERATIONS ... THIS PLAN MUST
NOT BE COPIED FOR ANY PURPOSE.

27 APR 1992
REF 0482/92

PLANNING APPLICATION

For office use only

Application No. H16/0482/92

Date Registered 27 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. M. Goulden & Ms. V. James,
2 Amsterdam Gardens,
Spalding,
Lincs.

Tel. No.

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

East Midlands Design Assoc.,
"Willow Lodge",
Horseshoe Road,
Spalding, Lincs. PE11 3JA

Tel. No. 0775 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

5 Birchgrove, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to provide additional garage and utility.

Please complete

Signed ..... Date 27-04-92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00 If you consider no fee is payable include a written explanation instead.
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:

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: 6.3 metres
(b) max. length: 7.88 metres
(c) max. width: 2.835 metres

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

D. Please state type and colour of roofing materials. To match extg

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. Domestic

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? See block plan.

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 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 necessary.

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).

Prospective purchaser

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

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:
Mr. & Mrs. P. Crickmar
5 Birchgrove, Spalding

State Date notice served:
27/04/92

Signed ..... (Applicant/Agent) Date 27/04/92

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 ..... Applicant/Agent) Date 27/04/92

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 .....

APPLICATION ASSESSMENT

otes for Case Officer

Site Notes: Accuracy — Neighbours Already objected — Other

Boundaries — Site Features

Inspected by: PJM
date: 19-5

Case Officer Conclusions (issues) All properties are well off boundaries. Single garage to be made into double. Single storey. No 7 has blank gable facing property. 4ft fence to rear side boundary + Leylandii to front of side boundary

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 (Reason:	No ....
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) Other info. viz: Signed	Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
.....

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

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

PDM 5-5-92

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

DONE 21/5

Residents (Postal):
7 Briers Grove
Put in a compliments slip saying have received letter of objection + no further comments necessary unless wish to make them.

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. P1063

Date First Received 27 APR 1992

REGISTRATION

REFERENCE H16/0482/92

Cross-Ref R ..... KL 30-4

Date 28/4/92 dAB

VALIDATION Date 28/4/92

Type 014 Earliest permission date (Cert B) .....

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

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S65 Advert required ☐ Expiry date .....

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

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 30-4

Index Sheets 221 OS Nos ..... Grid Ref 525500 122250

Ward Q Parish SPALDING

Inside IBD YES Inside LP Area YES

TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐

CA ☐ LB ☐ TPO ☐ Other: ☐ Grade

Linked to site.....Ref..... Linked to property.....Ref. 0168036

Planning Records:
Earlier apps
1127/86
490/86

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

Mrs G H Hendry,
Brookfield,
BirchGrove,
Spalding,
Lincs.
PE11 2HL.

Mr D Roberts

DJR/JJ H16/482/92

09 Sep 1992

Dear Mrs Hendry,

RE: EXTENSION TO 5 BIRCHGROVE, SPALDING.

Thank you for your letter of 5th September 1992. I can advise that although part of the estate carried a condition relating to distance to boundaries this does not apply to the planning permission relating to the phase of development containing No 5 Birchgrove. As such therefore the permission granted in respect of Mr Gouldens extension does not contravene previous conditions.

Any future applications which may be received elsewhere on the estate will have to be determined on their individual merits and the existence of the restrictive condition, if applicable, will be taken into consideration.

I hope this is of assistance.

Yours sincerely

N Midlen
Principal Planning Officer
Development Control

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

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0482/92 Received:27-APR-92 Type:FULL

Name: Mr M Goulden & Ms V James
2 Amsterdam Gardens
Spalding
Lincs

Agent: E. M. D. A.
Willow Lodge
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Extension to provide additional garage and utility
Location : 5 Birchgrove Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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.

sgd B SMITH
Director of Planning and Building Control Services

04-AUG-92 H16/0482/92

Mrs M Cranmer
Ludlow
18 Birch Grove
Spalding
Lincolnshire
PE11 2HL

P J Udy

PJU/SJS H16/0482/92

8 September 1992

Dear Madam

Extension to 5 Birch Grove, Spalding

I refer to your letter, which was received on the 2 September 1992.

The estate on which you live has been developed into Phases. An application which was granted permission on the 9 February 1982 covers the whole site. Further applications were received for individual properties on the part of the estate closest to the access, and one of these is the dwelling now known as 5 Birch Grove, Spalding. These applications do not have any conditions relating to the distance that the dwellings shall be from the site boundary.

The part of the estate on which your house is built was granted permission on 10 April 1986, and this planning permission does have a condition restricting the distance of the dwellings to their site boundaries. Therefore, to grant planning permission for the extension of 5 Birch Grove, Spalding, does not contravene a planning condition.

You mentioned in your letter that there are convenants on the dwellings, which seek to restrict the distance to the boundaries from the dwellings in a similar fashion. The restricted convenants are a legal issue and their existence does not influence any decision that a planning application may receive. The grant of permission does not, however, override the covenant which may still be inforced.

The application which you refer to on 11 Birch Grove for Mr and Mrs R Lowes was withdrawn on the 11 March 1988, and no decision was in fact taken.

You request in your letter that the planning applications were put on hold, but this cannot be done because the planning permission has already been granted and issued.

Cont/...

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0482/92 Received:27-APR-92 Type:FULL

Name: Mr M Goulden & Ms V James
2 Amsterdam Gardens
Spalding
Lincs

Agent: E. M. D. A.
Willow Lodge
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Extension to provide additional garage and utility
Location : 5 Birchgrove Spalding

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.

Authorised to issue:

31-JUL-92 H16/0482/92

AD...M.....DC..M....
4/8

APPLICATION REFERENCE: H16/0482/92 DATE RECEIVED: 27 04 92

APPLICANT: Mr M Goulden & Ms V James
2 Amsterdam Gardens
Spalding
Lincs

AGENT: E. M. D. A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

TYPE: Full

DESCRIPTION: Extension to provide additional garage and utility

LOCATION: 5 Birchgrove, Spalding

County Highways: No objections.

Public Consultations: Letter received from 7 Birchgrove.
- When houses built intention of builder was to have good distance between the houses. This proposal will bring this to nothing.
- If I wish to apply for an extension I would be compromised because the distance between the buildings would be too close.
- Extra noise may be generated from the garage.
- The extra garage will be detrimental.

PLANNING ISSUES

1 The proposal is to construct a second single garage and utility room on the side of the existing property. The roof line and materials will match the existing.

2 The estate is well spaced out with large gaps between each dwelling. There is a fence approximately 4 feet in height along the rear section of the site boundary and a leylandii hedge of similar height to the front up to the footpath.

3 The objector has a blank gable wall facing the proposed extension which itself has a blank wall. I understand the concern of the objector and can confirm that at the design stage the Committee was concerned to ensure the dwellings were well apart. However, a number of similar proposals have been approved elsewhere in the District and I consider it would be very difficult to justify singling the proposal out for refusal. Any application submitted by the objector would be considered on its own merits.

RECOMMENDATION - Grant Permission.

PLANS SUB-COMMITTEE - 6th July, 1992

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.

5. 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0482/92 Type: FULL

Applicant: Mr M Goulden & Ms V James
Tel:

Agent: E. M. D. A.
0775 767968

Description: Extension to provide additional garage and utility

Location: 5 Birchgrove
Spalding

Valid date: 27-APR-92
Target dates:
To case officer 02-MAY-92
Inspected by 07-MAY-92
Extra contacts 12-MAY-92
Report if not clear by 01-JUN-92

Terminal date: 22-JUN-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Mrs P Douglas RECEIVED OBJECTION - SENT RESIDENT LETTER (7 Birchgrove	21-MAY-92	04-JUN-92
Cllr E N Davies	01-MAY-92	15-MAY-92
Cllr J Goodley	01-MAY-92	15-MAY-92
Cllr G Teale	01-MAY-92	15-MAY-92

LCC - No objections for CB 15/5/92.

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: H16/0482/92 Type: FULL

Applicant: Mr M Goulden & Ms V James
Tel:

Agent: E. M. D. A.
0775 767968

Description: Extension to provide additional garage and utility

Location: 5 Birchgrove
Spalding

Valid date: 27-APR-92
Target dates:
To case officer 02-MAY-92
Inspected by 07-MAY-92
Extra contacts 12-MAY-92
Report if not clear by 01-JUN-92

Terminal date: 22-JUN-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr E N Davies	01-MAY-92	15-MAY-92
Cllr J Goodley	01-MAY-92	15-MAY-92
Cllr G Teale	01-MAY-92	15-MAY-92

Objection from 7.
L.C.C. — No objections Jo CS 11/5/92.

East Midlands Design Associates

LATE OBS: Offr. PAM. Date 15.7.
Salient points highlighted



ARCHITECTURAL DESIGN CONSULTANTS

"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 92/37
Your Ref: H16/482/92
Date: 14/07/92

South Holland District Council,
Planning Dept.,
Council Offices,
Priory Road,
Spalding,
Lincs.

Dear Sirs,

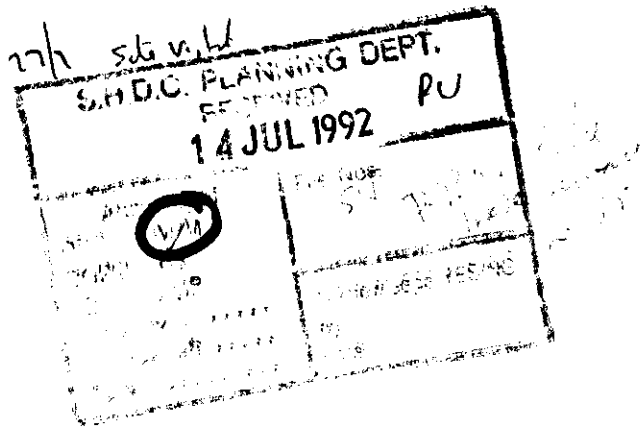
Re : Extension to provide additional garage & utility at 5 Birchgrove, Spalding.

I understand that the Planning Sub-committee have yet to visit the site to consider the abo ve application.

I would appreciate it if you would advise the members of that committe that my clients' wish to extend the dwelling in harmony with the existing has resulted in the need for this application and had they not been concerned with the aesthetics of the area they could have exercised their permitted development right and extended with a flat roof. If my clients had decided to follow the latter course then this would have been detrimental to this development.

Yours faithfully,

Andrew R. Lowther



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

Our Ref: AJF/hmr

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

2nd July 1992

For the attention of Mr P.J. Udy

Dear Sir,

Re: H16/0482/92 Proposed Extension to 5 Birchgrove, Spalding

Further to our recent telephone conversation I can confirm that as developers of the above site we did introduce a 5 year covenant requiring that subsequent occupiers of property on the Birch Grove development must obtain our consent before undertaking any alterations.

With specific regard to No 5 Birch Grove the covenant actually expired in March 1992.

I trust that this information will be of assistance to you.

Yours faithfully,

Alan J. Finch

ALAN J FINCH

S.H.D.C. PLANNING DEPT.
RECEIVED
- 2 JUL 1992
Attention of
DPO NSM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
Case Nos.
Acknowledge YES/NO
By
Date

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.

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: H16/0490/86 9 Q DATE RECEIVED: 28/05/86

APPLICANT: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincolnshire

AGENT:

TYPE: Full GRID REF: 525800 322240

DESCRIPTION: Proposed dwelling house with garage and means of access

LOCATION: Plot no. 3 Childers North Drove, Spalding

The South Holland District Council hereby give notice that **permission has been granted** for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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 41 of the Town and Country Planning Act 1971.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The development shall be screened on its western boundary by trees, hedges and/or bushes, or by a scheme of screen walls or fencing, details of which shall be submitted to and approved by the Local Planning Authority before the dwelling hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

Cont/...

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

H16/0490/86

5 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

6 Notwithstanding the provision of the Town and Country Planning General Development Order 1977 no walls, fences or other means of enclosure shall be erected on any land situated in front of any walls of a dwelling facing onto a public highway or proposed public highway or public open space or amenity area, without the express written permission of the Local Planning Authority.

Reason: To ensure that the original design concept of the development is retained.

District Planning Officer
4th July 1986

S.H.D.C. PLANNING DEPT.

7 SEP 1992 48242

BROOKFIELD
BIRCH GROVE
SPALDING
LINCOLNSHIRE
PE11 2HL

September 5th 1992.

OBJECTION

Dear Sir, 7/9

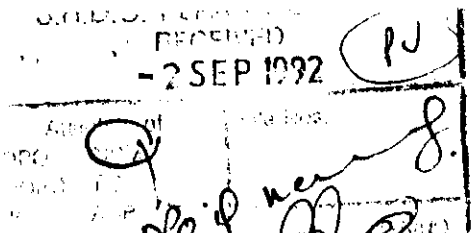
I wish to put forward an objection to the planning permission for an extension given to the occupants of number 5 Birch Grove.

This, in my understanding overrules the stipulation regarding proximity of boundaries laid down to the builders 7 years ago.

The extension will devalue the adjacent property and if repeated in other cases would inevitably alter the presence of Birch Grove.

Yours faithfully,

G. A. Hendry (Mrs)



MRS. M CRANMER
LUDLOW
18 BIRCH GROVE
SPALDING
PE11 2HL
30th August 92.

RE Planning permission for an extension for additional garage and utility to 5 BIRCH GROVE.
H16/8482/92.

Dear Sir

I have just returned from holiday and find permission for the above has been granted.

I am rather disturbed and also annoyed to learn this. Over 7 years ago when we were planning our house 18 Birch Grove with Broadgate Builders we were informed that all properties in Birch Grove had to have a certain distance between the building line and boundary line and a Covenant was drawn up that both the builders and the house owners had to abide too, and that no. plans for extensions either side of the properties would even be considered.

About 2 years ago the then owners of

No. 1 Birch Grove a Mr & Mrs R. Lowes applied for planning permision to extend their property and because of this covenant were not allowed, quite right you abided by your rules.

What has gone wrong and why then have the new owners of No 5 Birch Grove had their plans accepted by your department and been given approval.

Why in the first place were these rules ever made only to be ignored by the very people who made them. To my knowledge neither I nor any of the other residents in Birch Grove have been informed that this rule was made to break when it suits them.

I understand an objection was made by the occupants in No 7 Birch Grove and also Mr David Clarke of Broadgate Builders but obviously to no avail.

This extension does not effect me directly but who knows the next one could.

I think under the circumstances the least you can do is to put this on hold till you get your office in order and check your records as to what you have agreed to allow and not allow. The only conclusion I can make myself is that rules in the planning department are made to be broken.

If I do not receive a satisfactory reply my only other alternative is to take the matter up with my local Member of Parliment.

I am aware that Mr M. Goulden and Mrs V. James were aware of the covenant befor they purchased the property.

Hoping for your attention in this matter

M. Cranmer (MRS).

H.D.C. PLANNING DEPT.
RECEIVED
-6 MAY 1992 PJ
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos. H16/482/92
Acknowledge YES/NO
by
date 6/5

7, Birch Grove
Spalding
Lincs
PE11 2HL
1.5.92

Dear Sir,

OBJECTION

I believe planning permission has been submitted for an extra garage on 5 Birch Grove, Spalding, the house next door to me

I must object to this building on several grounds.

The first being that when these houses were built the intention of the builder was to have good distance between the houses so they were not all crammed

in together. This building will bring all Broadgate Builders strive to accomplish to nothing.

If in the future I was to seek Planning Permission for an extension on my house I feel I would be compromised because the distance between the buildings would be much too close, and I'm sure many objections from the other residents of Birch Grove would be raised.

I am also worried that noise may be generated from an extra garage so much closer to my own home as I am not sure for the reasons on

extra garage is deemed necessary.

I really feel quite strongly that the building of the extra garage would be detrimental.

I look forward to hearing from you in the near future.

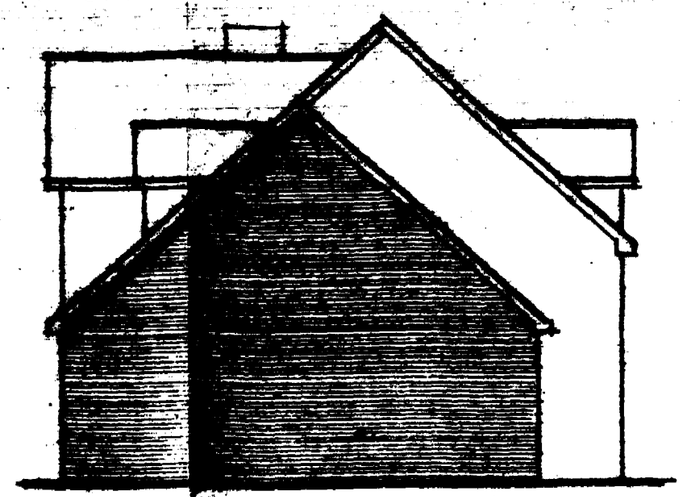
Yours sincerely

P A Douglas

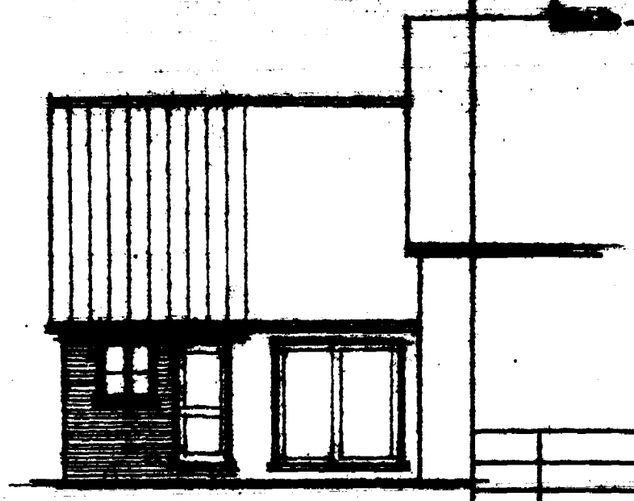
(Mrs)



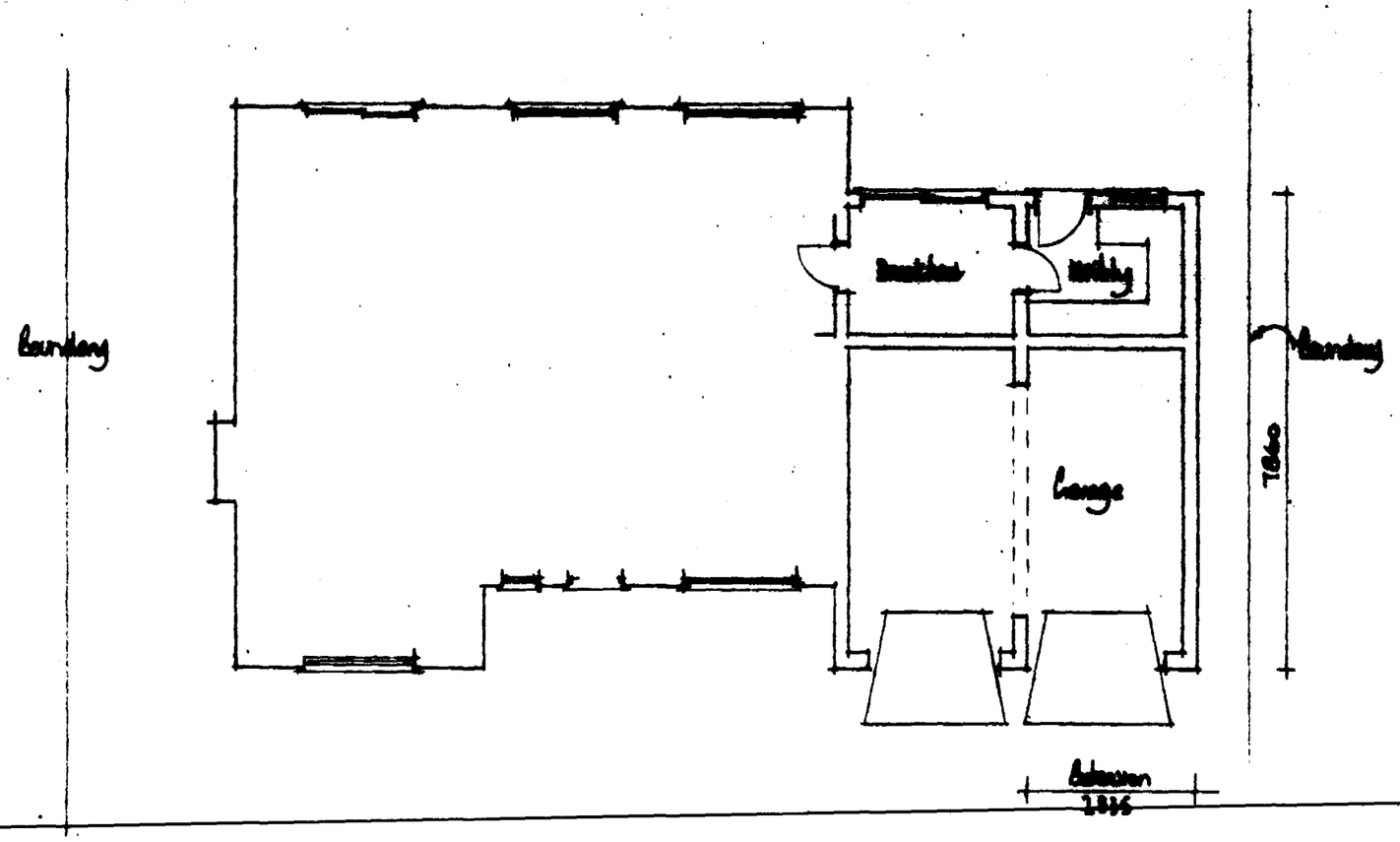
front



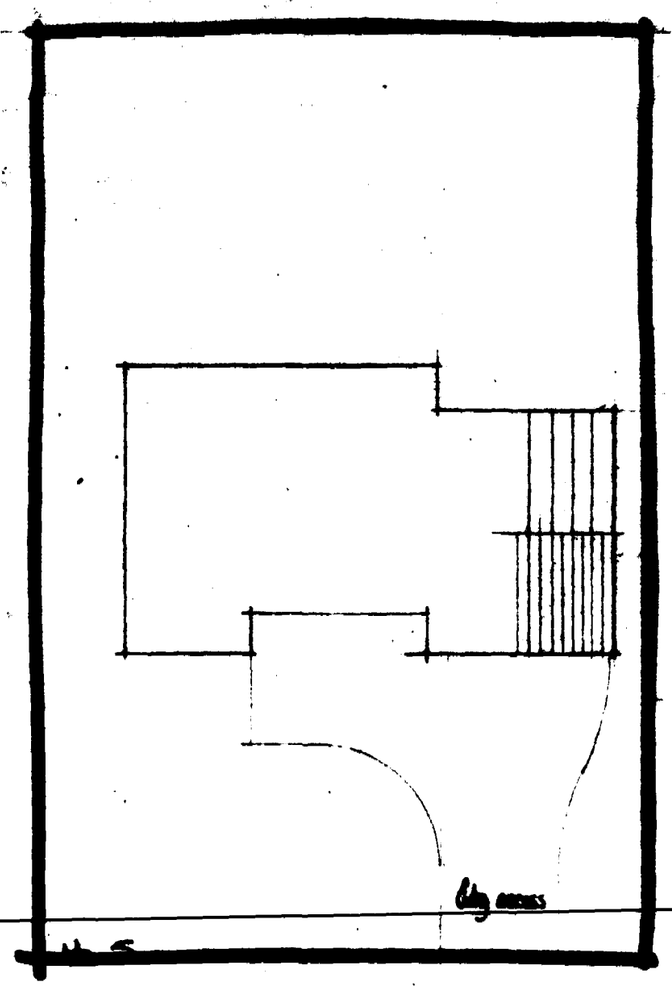
side



rear



ground floor plan



block plan

[illegible]

Notes:
[illegible]

A		
	Date	Revisions

[illegible]

Client
Mr. M. [illegible] & Ms. V. [illegible]

Job Title
Garage & Utility Extension to Dwelling at 5 Birchgrove. Spalding.

Drawing Title
Plan & Elevations

[illegible] D.C.
[illegible] DEPT.
27 APR 1992
REF. 0482/92

Scale 1:100

Date April 92 | Drawn by [illegible]

Drg No. 92/37/01. | Rev

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7312.

420×594mm A2