SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0542/92 Received:15-MAY-92 Type:FULL

Name: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding Lincs

Agent: Cooper Architectural Dsgn
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of pair of 2 bedroomed semi-detached houses
Location : 22 Wygate Road Spalding
Lincs

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

1 The proposed development is only 1.825 metres less in width than the site. This results in the parking arrangements being at the front of the site which emphasises its cramped appearance.

2 The proposal would require the removal of a tree in the highway verge, which would harm the visual amenities of the area.

Director of Planning and Building Control Services
16-JUL-92 H16/0542/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|0542|92

Date Registered 15 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES
THE COACH HOUSE
CICCERTON RANK
CICCERTON
SKALDING

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HICKLESGATE
FLEET HARGATE
SPALDING, LINCS

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

22. WYCATE ROAD, SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF PAIR OF 2 BEDROOMED SEMI-DETACHED HOUSES.

Please complete

Signed ..... Date 15/5/92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of ..... 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

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:
C. BRIGHTMAN
165 CRADGE BANK
SPALDING

State Date notice served:
16/5/92

Signed ..... (~~Applicant~~/Agent) Date 15/5/92.

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 15/5/92.

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 .....

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: TWO

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:		sq. metres
B. *Please state size of any new structure:-* (a) *max. height:*	7.75.	metres
(b) max. length:	8.775	metres
(c) max. width:	8.425	metres
C. Please state type and colour of materials for facing external walls:	L.B.C. SUNSET RED FACING BRICK	
D. Please state type and colour of roofing materials.	SANDTOFT DOUBLE ROMAN	
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. BUILDING PLOT.

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: WYCLIFFE RD.
Will there be —
Individual access(es) ✓
New estate road ☐

C. What provision will be made for garages or parking within the site? PARKING 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	/
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. THIS APPLICATION IS A RESUBMISSION FOLLOWING THE WITHDRAWL OF H16/0418/92.

Check not effected by W.W. Devel't Brief for Guidance

APPLICATION ASSESSMENT

No[illegible]s for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJH
date: 2-6

Case Officer Conclusions (issues) Tree on road needs pruning trim not specified
Plot between house Wants garage except for bathroom window
+ Outlet one small bathroom + living room window. Small Garage
to rear of plot has to be demolished parking needs fencing to road rear

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? No .... (No)
Yes
Yes
[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)

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 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

A. 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:

PDA 21-5.

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 20 + 24 Wygate Road Spalding

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

mitted Fee £ NIL

Receipt Issued ..... No. .....

Date First Received 15 MAY 1992

REGISTRATION

REFERENCE H16/0542/92

Cross-Ref R

Already in

Linked with 418/92 which is now withdrawn

Date 18/5/92

VALIDATION Date 15/5/92

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

Site area ..... No. of dwellings 2 Floorspace .....

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

Earlier permission ref .....

HM:-	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 ☑ Ref H16/0215/92
– type ☐
Discounted fee ☐ Reason .....

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

Refund £ ..... Issued .....

CONSTRAINTS Date 19.5.

Index Sheets 2CC OS Nos ..... Grid Ref SD 3513C 3999BC

Ward ..... Parish .....

Inside CBD YES Inside LP Area YES

TR Rural ☐ C1 ☐
TR Bypass ☑ L3 ☑
Level crossing ☑ TPO ☑ Grade
Footpath ☐ Other:

Linked to site.....Ref..537.. Linked to property.....Ref.....

Planning Records:
Earlier apps 418/92 NO DEC YET 713/91

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

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0542/92 Received:15-MAY-92 Type:FULL

Name: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding Lincs

Agent: Cooper Architectural Dsgn
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of pair of 2 bedroomed semi-detached houses
Location : 22 Wygate Road Spalding
Lincs

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

1 The proposed development is only 1.825 metres less in width than the site. This results in the parking arrangements being at the front of the site which emphasises its cramped appearance.

2 The proposal would require the removal of a tree in the highway verge, which would harm the visual amenities of the area.

Authorised to issue:

15-JUL-92 H16/0542/92 AD.....DC.....

APPLICATION REFERENCE: H16/0542/92 DATE RECEIVED: 15-MAY-92

APPLICANT: Patterson Properties
The Coach House
Gosberton Bank
Gosberton
Spalding
Lincs

AGENT: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Full

DESCRIPTION: Erection of pair of 2 bedroomed semi-detached houses

LOCATION: 22 Wygate Road, Spalding

County Highways: Request conditions

Public Objections: Two letters received from 20 and 24 Wygate Road.
- Proposal inappropriate, overdevelopment.
- parking inadequate.
- Proper parking should be provided off part of site.
- Block light from window.
- Lose light to lounge.
- Any second storey windows will overlook rear of our property. Lounge and bedrooms.
- What effect will building of Silos at BP Nutrition have on selling of dwellings.
- Numbering does not allow for 2 dwellings.
- One house in Horseshoe Road was refused as gap too large and would set a precedent for further infill plots. Surely use of this site is the reverse.

PREVIOUS DECISIONS
H16/0712/91 - Erection of dwelling, Granted.

PLANNING ISSUES
1 This plot is 10.6 metres wide and 48 metres deep. The proposal is for a pair of dwellings which are a total of 8.8 metres wide.
2 Although the front elevation makes the building appear as one dwelling rather than two the width in relation to the width of the site results in parking being on the front. This thereby makes the property appear cramped. It is also possible that it will require the removal of a tree, although the applicant does not advise as such on the application form.
3 This site is approximately 5 metres less in width than the other application on this agenda H16/0515/92 and this in my opinion makes the site unsuitable for semi detached development.

RECOMMENDATION - Refuse permission.
1 The proposed development is only 1.825 metres less in width than the site. This results in the parking arrangements being at the front of the site which emphasises its cramped appearance.
2 The proposal would require the removal of a tree in the highway verge, which would harm the visual amenities of the area.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H/16/0542/92.

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	9	2	2	9

2. Address or location

22 Wygate Road, Spalding.

3. Name, classification and number of road

U C

4. Date application referred 21 - 5 - 92

5. State whether outline, detailed application etc.

Full C.

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

2 Semi Detached Houses.

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. Requests 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: 21 - 5 - 92 Signed: _____
Director of Highways and Planning

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: H16/0542/92 Type: FULL

Applicant: Patterson Properties Agent: Cooper Architectural Design
Tel:

Description: Erection of pair of 2 bedroomed semi-detached houses

Location: 22 Wygate Road
Spalding

Valid date:	15-MAY-92	Terminal date:	10-JUL-92
Target dates:		Target Committee:	24-JUN-92
To case officer	20-MAY-92	Report deadline:	10-JUN-92
Inspected by	25-MAY-92		
Extra contacts	30-MAY-92	Case Officer:	
Report if not clear by	19-JUN-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 2 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	20-MAY-92	03-JUN-92
Cllr Mrs A M Newton	0775 762210	20-MAY-92	03-JUN-92
Cllr R C West	0775 760231 (Of	20-MAY-92	03-JUN-92
L.C.C – Obs Attached to CB 21/5/92.			
20 & 24 Wygate Rd, Spalding		3 JUN-92	17-JUN-92

SITE DETAILS

Grid ref: 523930 322980
OS Sheets: 200 Parcel:

Edward Saunders
Chartered Architect
The Continent
Ticknall
Derby DE7 1JZ
Tel. Melbourne 863234

OBJECTION

17 June 92.

Application No. H16/ 0542/ 92.

Dear Sir,

22 Wygate Rd., Spalding.

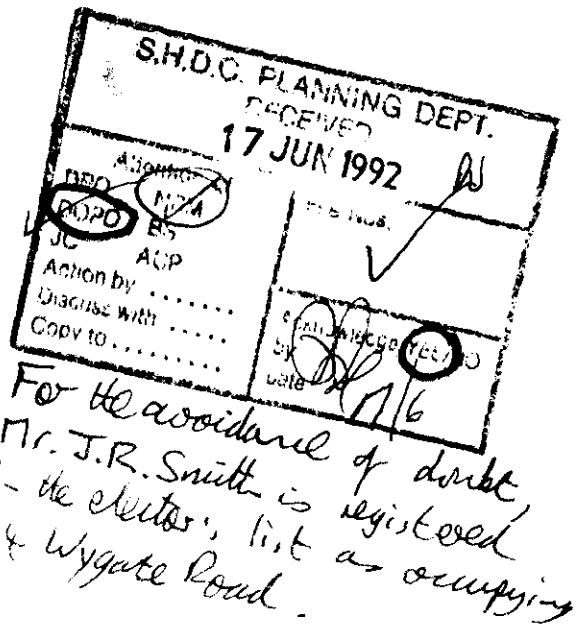
As the owner of 24 Wygate Rd., Mr. Roger Smith has asked me to state that although we have no objection to the development of the above site we do feel that the proposals made by Patterson Properties are inappropriate.

We believe that the proposals represent an over development of the site, that the planting is totally inadequate, and that proper provision should be made for parking cars off the front of the site.

Yours faithfully,

Edward Saunders

To The South Holland District Council.



S.H.D.C PLANNING DEPT.
RECEIVED
16 JUN 1992
P.S.
Action
DPO
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
Ack. Nos.
Acknowledge YES/NO
by K.L.
Date 16/6.

OBJECTION

Mr. P. J. Udy
Planning Department
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

Mr. I. Seraphine-Dunford
20 Wygate Road
Spalding
Lincs. PE11 1NT

Tel. 0775 760541

16th June 1992

Your ref. H16/0542/92

Dear Mr. Udy,

From the building plans shown to me last week, I gather that the houses now have to be set back a considerable distance to comply with the Highways Department ruling of "safe access".

I wish therefore to raise the following points:

1) a two storey building will considerably block the light entering one of our windowns which helps to illuminate an entrance hall.

2) much of the light entering our lounge will be lost.

3) as per my letter of 11th September 1991, paragraph #3, any second storey windows on the right side of the proposed house would overlook the rear of our property to the lounge and bedrooms.

4) what effect will the building of silos by B.P. Nutrition have on the selling of these dwellings.

5) our property is numbered 20 Wygate and that on the otherside of the building plot is numbered 24 Wygate, yet the planning description for this plot states "erection of pair of 2 bedroomed semi-detached houses". If it is to be "pair" and "houses" how can this be done if the numbering is available for only ONE house.

6) a recent application to build one house in Horseshoe Road was turned down as the gap between properties was too large and would set precedent for further "infill" plots, i.e. more than one house would have to be built! Surely the case of 22 Wygate is the reverse.

Awaiting your reply with interest.

Yours faithfully,

548. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H16/0515/92 Mrs M Forth	O.A.	Residential development (2 plots) at 12 Wygate Road, Spalding.

(Subject to an additional condition requiring the demolition of the existing bungalow on the site.)

H18/0516/92 ALIH (Farms)	Change of use to general storage - Class B8 at Peterspoint Yard, Sutton Bridge.
H09/0483/92 Mr & Mrs A P Brighton	Replacement dwelling at Neals Gate, Fleet Fen.
H01/0543/92 Mr P F Taylor	Change of use of bag store/garage to Sub Post Office/general retail store at 49 Backgate, Cowbit.

(Subject to the deletion of condition 1.)

H13/0552/92 Mr & Mrs T Crawford		Bungalow with double garage adjacent to 35 Roman Road, Moulton Chapel.
H16/0581/92 Mr & Mrs Wilson	O.A.	Three dwellings including details of siting, means of access and landscaping at Bridge House and adjacent land, Luck's Bridge, Spalding.
H09/0592/92 W H Fowler & Sons (Coaches) Ltd		Redevelopment of existing bus depot to give two dwellings with garages at Fleet Street, Holbeach.
H08/0621/92 Mr A Rylott	O.A.	Three dwellings and retention of agricultural access at Part OS 218 Siltside, Gosberton Risegate.

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H08/0133/92 P R Lindley	Additional stables and bungalow in connection with business at Manor Stables, Cheal Road, Gosberton.
H05/0477/92 Mr A W Boelema and Others	Established Use Certificate for commercial haulage, storage and distribution at "Riverside" (Bloodfold Farm), Ravens Bank, Holbeach St Johns.
H16/0542/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.