the planning hub

Planning and Development Consultancy

Mr R Fidler
Planning Services
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

Previous Ref: H16-1037-16
Our Ref: PH/156/18
Date: 31st July 2018

Dear Mr Fidler

SECTION 73 APPLICATION TO VARY APPROVED DRAWINGS TO APPLICATION H16-1037-16 (CONDITION 2) - THE PROVISION OF A NEW C2 CARE HOME FACILITY, INCLUDING A NEW ACCESS, CAR PARKING AREAS, AMENITY SPACE AND ASSOCIATED LANDSCAPING, THE FORMER GOODFELLOWS SCHOOL, SPALDING COMMON, SPALDING, PA11 3AS.

Our clients, Country Court Care, have instructed us to submit this Section 73 planning application for your consideration. It relates to a change in the approved drawings, as permitted under application H16-1037-16, approved on the 1ST February 2017.

Under that permission, consent was granted for a 60-bed C2 care home, to be developed on the site of the former Goodfellows School, located to the west side of Spalding Common. The applicants are now keen to progress the development and need to vary the approved drawings in order to:

- Vary the internal layout in order to improve the future function of the premises.
- Provide 7 external doors to ground floor bedrooms that face out onto the private garden area to the rear of the building.
- Provide 2 external double-doors to the ground floor day-space area that faces out onto the private garden area to the rear of the building.
- The provision of a balcony area (of 13m²) over the aforementioned doors, in order to provide a small area of outdoor space to the first-floor day-space area.
- The extension of the stairwell area to the northern end of the building – 2m² over 3-floors = 6m² in total.

- The provision of an extension to the northern end of the building in order to provide improved levels of day space and facilities for the future residents, to include a pub at ground floor, a gym at first floor and a private dining area at second floor. At 46.6m² per floor, this extension will measure 139.8m² in total over 3 floors.

There is no facility to apply to extend a building that does not yet exist other than via the S73 route in order to seek the Council's approval of a set of revised drawings to show the details that are now proposed.

The additions to the approved development (to include the area beneath the proposed balcony) create a total of 171.8m² of new floor area. The fee for the initial planning application for this site (H16-0003-16) was £17,710, to cover a total floor area of 3391m². This application was subsequently refused on the 4th July 2016 for reasons of scale, design, layout, impact on trees and restricted private amenity space.

A resubmission application was made in October 2016 which proposed substantial alterations to the layout and design of the care home, in order to reduce its overall height, improve its appearance and protect the mature trees that are on/adjacent to the site. The care home was also substantially reduced in scale down to 2919m², creating a reduction in floor area of 472m².

We are now proposing to add 171.8m² of new floor area back via these revised drawings but are doing so in a style and design that is wholly sympathetic to the approved development (as can be seen from the drawing below) and which will not result in any harm to either the trees on the site or the extent of private amenity space that would be useable.



The application has been submitted electronically and comprises of copies of the following details and plans in addition to this letter:

- Planning Application Forms*
- The proposed block plan at 1:200 scale*
- The proposed elevations (2 drawings) at 1:150 scale*

- The proposed ground floor layout at 1:100 scale*
- The proposed first floor layout at 1:100 scale*
- The proposed second floor layout at 1:100 scale*

*Denotes a submission via the Planning Portal

The application fee of £234 will be paid to the Council directly by the Applicant once we have a Planning Portal reference number.

If it helps the Planning Officer to consider this application and issue a fresh planning application that will be devoid of too many 'pre-commencement' conditions, we should be able to provide you with further information in due course, which could avoid the need for conditions 7, 8, 9, 10, 13, 14, 15, 17 and 19 of the original planning permission being duplicated. It would be appreciated if we could discuss this matter once this application has been validated.

I trust this application is complete and can be validated without delay. I look forward to the receipt of your acknowledgement of the registration of the application in due course and it would be appreciated if you could keep me informed on the progress of the application as it moves forward.

Kind regards

M Hubbard

Matt Hubbard
PG Dip TP, MRTPI
Director

CC - Clients by email