

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
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FILE COPY



Town and Country Planning Act 1990

Planning Permission

Reference: H16/0797/00

Received: 26-JUN-00

Type: FULL

Name: Cley Developments Ltd.
Willow Lodge
Horseshoe Road
Spalding
Lincs. PE11 3JA

Agent: Cley Developments Ltd.
Willow Lodge
Horseshoe Road
Spalding
Lincs. PE11 3JA

Description: Proposed dwelling and garage

Location : Plot 1, Westbourne Gardens 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.

- 2 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 3 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. 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 any hedge or planted screen on the southern boundary with Leathercote

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House shall not exceed 2.5 metres.

Reason: Leathercote House has a small garden lacking in depth and any tall screen to overcome overlooking will enclose the garden to the detriment of its residential amenities.

The determined plans are:-

1:2500 location plan received 26 June 2000 and
Dwg. No.s. W01/02 and W01/03 received 11 August 2000.

The applicant is advised that the 1.8 metre wide service margin at the plots frontage will be adopted as public highway. The driveway and footpath between the dwelling and kerbline will need to be made up to highway standards within this 1.8 metre wide strip.

Director of Housing and Planning Services
02 OCT 2000

H16/0797/00

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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Town and Country Planning Act etc **DRAFT PERMISSION**

Reference H16/0797/00

Received: 26-JUN-00 Type: FULL

Name: Cley Developments Ltd.
Willow Lodge
Horseshoe Road
Spalding
Lincs. PE11 3JA

Agent: Cley Developments Ltd.
Willow Lodge
Horseshoe Road
Spalding
Lincs. PE11 3JA

Description: Proposed dwelling and garage

Location : Plot 1, Westbourne Gardens Spalding

**South Holland District Council hereby give notice
that permission has been granted (or equiv)
on 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 91 of the Town and Country Planning Act 1990.

- 2 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 in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 3 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. 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 any hedge or planted screen on the southern boundary with Leathercote

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House shall not exceed 2.5 metres.

Reason: Leathercote House has a small garden lacking in depth and any tall screen to overcome overlooking will enclose the garden to the detriment of its residential amenities.

The determined plans are:-

1/2500 location plan. 26/8/00
Drawing no. W01/02 {
--- -- W01/03 { 11/8/00

Director of Housing and Planning Services
28 SEP 2000

H16/0797/00

What about Sir Sharpe's note on pink?

29/9
22 29/9

The applicant is advised that the 1.8m. wide Service margin at the site frontage will be adopted as public highway. The driveway and footpath between the dwelling and Kerblins will need to be made up to highway standards within this 1.8m wide strip.

Town and Country Planning Act etc
DRAFT REFUSAL

Reference H16/0797/00

Received: 26-JUN-00 Type: FULL

Name: Cley Developments Ltd.
Willow Lodge
Horseshoe Road
Spalding
Lincs. PE11 3JA

Agent: Cley Developments Ltd.
Willow Lodge
Horseshoe Road
Spalding
Lincs. PE11 3JA

Description: Proposed dwelling and garage

Location : Plot 1, Westbourne Gardens Spalding

**South Holland District Council hereby give notice
that permission has been refused etc
for the following reasons:**

- 1 The site has a Grade II Listed Building located to the south which will be approximately 15 metres away from the rear elevation of the proposed dwelling. In addition, the distance to the adjacent dwelling to the west (Leathercote Lodge) will be approximately 8 metres. Owing to the proximity of the proposed dwelling to these adjacent dwellings, its height and windows in the adjacent dwellings, it is considered that the residential amenities of both the proposed dwelling and the adjacent dwellings will be demonstrably harmed by overlooking and shadowing. These issues will also result in the sitting of the Listed Building being harmed and, therefore, the proposal is contrary to Policies E1 and E2A of the South Holland District Local Plan.

See
Site location plan and drawing no. W01/01 received on 26 Jun 00

Director of Housing and Planning Services
08 AUG 2000

8/8

H16/0797/00

Agent phoned 9-8 advised don't like
proposal, agreed to meet on site P.M. to try
to overcome problems.
POM