JOHN LYNCH
partnership
CHARTERED ARCHITECTS

JDL/1530

08/07/2002

SOUTH HOLLAND
DISTRICT COUNCIL
11 JUL 2002
847/02.

South Holland District Council
Housing & Planning Services
Priory Road
Spalding
Lincs PE11 2XE

fao Planning Department

Dear Sirs

Application for Planning Approval for new dwelling, garage and bedsit at No. 41 Cowbit Road, Spalding

We wish to re-apply for Planning Approval for the above development following the recent refusal of Application Reference No.H16/1406/01. Changes have been made to the proposals to ameliorate the objections raised, but the proposal is essentially the same as previously submitted.

In respect of this we enclose a Planning Statement which is to be taken as an integral part of the Application documentation and the following documents:-

4 copies of the Planning Statement
4 copies of our drawing No. 1530/AB1Rev.A
4 Copies of our drawing No. 1530/AB2RevA
4 Copies of our drawing No. 1530/AB3RevA
4 Copies of the completed Application Form

As this Application does not alter the site conditions relating to Flood Risk, it is presumed that the Approval already granted will apply.

We look forward to your determination of this application in due course.

Sincerely yours,
John D Lynch

MERCIA LODGE
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
Tel : 01775 724187
Fax : 01775 762212
Email : johndlynchArch@aol.com

John D Lynch Dip. Arch. (Dundee) A.R.I.B.A.
Mobile No : 0771 505 1541

Application no: H16/0847/02

Original Applicant: Mr and Mrs Howes
41 Cowbit Road
Spalding
Lincs
PE11 2RG

Original Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

FILE COPY

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Description: Demolition of dwelling and erection of dwelling, garage and associated bedsit

Location: 41 Cowbit Road
Spalding

Amendment: Amendment to front door steps and door design

Letter Sent: 26-MAY-05

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Head of Planning & Development

Mr I Howes
41 Cowbit Road
Spalding
Lincolnshire
PE11 2RQ

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☐ ATP

Registered 24/5

DC Procedural Assessment

Is the information given correct? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/Needs new app

Confirmed: 22/2/05

Give a revised description if the details accepted are different to the submission:

Acceptance issued: 24/5/05

Application Amendments

Application: H16/0847/02

Location: 41 Cowbit Road
Spalding

Postcode: House Number:

Amendment: 6 Date: 23-05-2005

Type: POS Post-Decision
Sub-Type:

Description: Amendment to front door steps and door design

Long Description:

Agent: A14 Des'n:
Name: John D Lynch Partnership
Address: Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
Post Code: E-Mail:

PLANNING AMENDMENT

For office use only

Application No. H16/0847/02/A6

Date Registered 23 MAY 2005

Case Officer JR

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

IAN HOWES
41 COWBIT ROAD
SPALDING PE11 2RQ

Tel. No. 01775 714823

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

41 COWBIT ROAD SPALDING
PE11 2RQ.

FILE COPY

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/0847/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

Amendment is proposed where permission already granted — If yes, submit two forms and two plans. — A [1]

or

Amendment is to a proposal currently being considered — If yes, submit four forms and four plans. — B [ ]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

DEMOLITION OF DWELLING AND ERECTION OF DWELLING ~~AND~~ GARAGE AND ASSOCIATED BLD SIT

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

AMENDMENT TO FRONT DOOR STEPS AND DOOR DESIGN

State drawing no's of the current submission

1 D

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? (Yes) / No

Application no: H16/0847/02

Original Applicant: Mr and Mrs Howes
41 Cowbit Road
Spalding
Lincs
PE11 2RG

Beacon Council 2003-2004 *Supporting the Rural Economy*

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Original Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Demolition of dwelling and erection of dwelling, garage and associated bedsit

Location: 41 Cowbit Road
Spalding

Amendment: Additional rooflight to rear roof of property (dwg no. 1530.WD2 Rev A)

Letter Sent: 21-DEC-04

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Head of Planning & Development

Terry Huggins Chief Executive
Bob Atkins Director of Corporate Services Andrew Petcher Director of Rural Services

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

AMENDED PLAN
Ref. A/5

JDL/1621

Thursday, 09 December 2004

South Holland District Council
Housing & Planning Services
Priory Road
Spalding
Lincs PE11 2XE

Planning Department

Dear Sirs

Application for Approval to a Planning Amendment to App. No. H16/0847/02

We wish to apply for an Approval to an amendment of the proposals which were approved under Ref. No. H16/0847/02 .

The amendment is for the inclusion of a fourth rooflight on the rear elevation. (Currently approved with three rooflights)

In respect of this we enclose two copies of the revised drawing No. 1530/WD2A together with one copy of the completed Application form.

Sincerely yours,
John D Lynch

MERCIA LODGE
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
Tel : 01775 724187
Fax : 01775 762212
Email : johndlynchArch@aol.com

John D Lynch Dip. Arch.(Dundee) ARIBA
Mobile No : 0771 505 1541

AABC Accredited Architect

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered 14/12

DC Procedural Assessment

Is the information given correct? (Yes)/No (If No, state above what details are needed)

Is it an amendment in principle? (Immaterial)/Needs new app

Confirmed: RC .....

Give a revised description if the details accepted are different to the submission:

Acceptance issued: 21/12/04

PLANNING AMENDMENT

For office use only

Application No. H16/0847/02/AS

Date Registered 09 DEC 2004

Case Officer RC.

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs Howes
41 Cowbit Road
Spalding
Lincs PE11 2RG

Tel. No. 01775 714823

NAME AND ADDRESS OF AGENT

(if form completed by agent)
John D Lynch Partnership
65 Pinchbeck Road
Spalding, Lincs PE11 1QF

Tel. No. 01775 724187 (Contact) John Lynch

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

41 Cowbit Road, Spalding, Lincs PE11 2RG

SHDC PLANNING & DEVELOPMENT 09 DEC 2004 Ref.

Please complete **APPLICATION No.** This amendment **cannot be considered** unless the relevant reference is stated	H16/0847/02
Building Regulation reference relating to same development (if any)	B16/1091/03

2. Please tick **one** box only

A ✓ Amendment is proposed where permission already granted — If yes, submit two forms and two plans.

or

B Amendment is to a proposal currently being considered — If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed [signature] Date 09/12/2004

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)	One additional rooflight to rear roof of property
State drawing no's of the current submission	1530/WD2/A
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES / NO NO
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	NONE

Has a similar amendment been submitted under Building Regulations? No

Application no: H16/0847/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Original Applicant: Mr and Mrs Howes
41 Cowbit Road
Spalding
Lincs
PE11 2RG

Original Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

FILE COPY

Description: Demolition of dwelling and erection of dwelling, garage and associated bedsit

Location: 41 Cowbit Road
Spalding

Amendment: Change attic store to bedroom 5 and new window to bedroom 5 (dwg. nos. 1530-WD1-A & 1530-Dem/1)

Letter Sent 13-AUG-04

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED AMENDMENT - REJECTION

The amended details submitted in respect of the above proposal have been received and I consider that the changes are too significant to be treated merely as a amendment. A fresh application will therefore be required (forms enclosed). This does not imply that permission will or will not be forthcoming for any such revised application.

Yours faithfully

Head of Planning & Development

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓

Registered 10/8

DC Procedural Assessment

Is the information given correct? Yes/~~No (If No, state above what details are needed)~~

Is it an amendment in principle? ~~Immaterial~~/Needs new app

Confirmed: [signature] 12-8

Give a revised description if the details accepted are different to the submission:

REJECT

~~Acceptance~~ issued: 13/8/04

Can't change condition 4 by non amendment wording after room as bedroom is permitted development

Installation of P.D. once occupied. Given probs in past not prepared to accept as amendment

JOHN LYNCH
partnership
CHARTERED ARCHITECTS

JDL/1530

Monday, 26 July 2004

Ref.
23 JUL 2004
PLANNING & DEVELOPMENT
SHDC

South Holland District Council
Priory Road
Spalding
Lincs PE11 2XE

fao Planning Department

Dear sirs

Application for Approval to an Amendment of the Planning Approval Ref. No. H16/0847/02 for the erection of a dwelling , garage and bedsit at 41 Cowbit Road, Spalding

We wish to apply for an Amendment to the above Planning Permission in respect of the following:-

1. Condition 4 – "The two landing windows on the northern elevation shall be obscure glazed".

Reason:- The existing dwelling has clear glass to windows on north elevation and the owner would like to retain this feature.

2. Change "Attic Storage" area on second floor to Bedroom 5 and incorporate additional window in north elevation.

In respect of this we enclose
2 copies of our drawing No. 1530/WD1/Rev A
2 copies of our drawing No. 1530/Dem1
2 Copies of the completed Application Form

We look forward to your determination in due course.

AMENDED PLAN
Ref. A4

Sincerely yours,
John D Lynch

MERCIA LODGE
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
Tel : 01775 724187
Fax : 01775 762212
Email : johndlynchArch@aol.com

John D Lynch Dip. Arch. (Dundee) A.R.I.B.A.
Mobile No : 0771 505 1541

PLANNING
AMENDMENT

H16/0847/02/A4
23-7-04/
PJU.

Mr & Mrs Howes
41 Cowbit Road
Spalding
Lincs PE11 2RG
01775 714823

John D Lynch Partnership
65 Pinchbeck Road
Spalding, Lincs, PE11 1QF
01775 724187 John Lynch

41 Cowbit Road, Spalding, lincs PE11 2RG

H16/0847/02

B16/1091/03

23/07/2004

NEW DWELLING & DETACHED GARAGE
WITH BEDSIT OVER

1. Condition 4. - Change obscure glass to clear glass. clear glass presently exists in existing dwelling windows on same elevation.
2. Change Attic Store to Bedroom 5.
3. New window to bedroom 5

1530/WD1/Rev.A

NO

NONE

Application no: H16/0847/02

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Original Applicant: Mr and Mrs Howes
41 Cowbit Road
Spalding
Lincs
PE11 2RG

Original Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Demolition of dwelling and erection of dwelling, garage and associated bedsit

Location: 41 Cowbit Road
Spalding

FILE COPY

Amendment: Amendments to external appearance
Dwg. nos. WD1A, WD2A & WD4A

Letter Sent 09-SEP-03

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED AMENDMENT - REJECTION

The amended details submitted in respect of the above proposal have been received and I consider that the changes are too significant to be treated merely as a amendment. A fresh application will therefore be required (forms enclosed). This does not imply that permission will or will not be forthcoming for any such revised application.

PJH, DJR. Boghearts, Bogub
Reduce height, increase of garage.
Chimney + landing windows ok
because covered by Cond's.
6-10-03

Yours faithfully

Head of Planning & Development

The changes to the dwelling are generally acceptable except for the larger landing window and new chimney. The garage has increased in size and a previous similar increase has already been rejected. Therefore these alterations cannot be accepted as an amendment.

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Acting Director of Customer Services

Application Amendments

Application: H16/0847/02

Location: 41 Cowbit Road
Spalding

Postcode: House Number:

Amendment: 2 Date: 20-08-2003

Type: POS Post-Decision

Sub-Type:

Description: Amendments to external appearance
Dwg. nos. WD1A, WD2A & WD4A

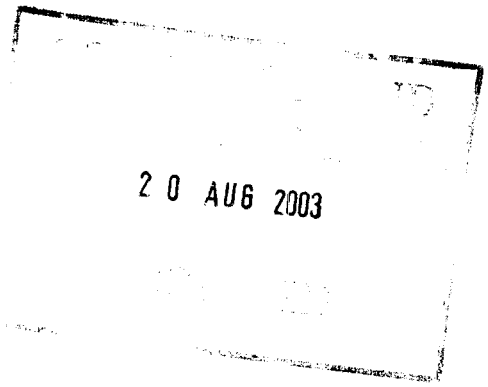
Long Description:

Agent: A14 Des'n:
Name: John D Lynch Partnership
Address: Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
Post Code: E-Mail:
Tel: 01775 724187 Fax:
Ref: John Lynch

JOHN LYNCH
partnership
CHARTERED ARCHITECTS

JDL/1530

Friday 15th August 2003



South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

fao Planning Department

Dear Sirs

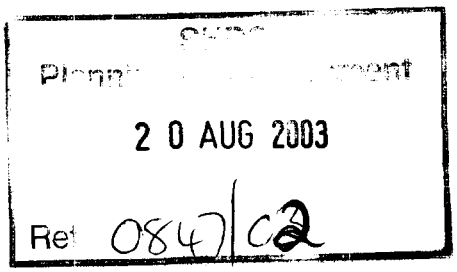
Demolition of existing dwelling and the erection of a new dwelling, garage and bedsit
Application Reference No. H16/0847/02

We have now prepared the detailed working drawings of the above proposal and are in the process of submitting these proposals for Building Regulation Approval. The selection of materials and components for this dwelling and garage has resulted in minor changes affecting the external appearance, which are now shown on the amended drawings, copies of which are enclosed.

In respect of the garage, the changes which have been made have been carried out to accommodate my clients new vehicle which is shown on the accompanying vehicle brochure. The door openings have been adjusted to the recommended dimensions.

We would ask that these drawings are accepted as a substitution for the approved details and look forward to your decision at your earliest convenience.

Sincerely yours,



John D Lynch

MERCIA LODGE
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
Tel : 01775 724187
Fax : 01775 762212
Email : johndlynchArch@aol.com

John D Lynch Dip. Arch. (Dundee) A.R.I.B.A.
Mobile No : 0771 505 1541

A2

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓

Registered MT 26.8.03

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? ~~Immaterial/Needs~~ new app

Confirmed: PM 4-9

Give a revised description if the details accepted are different to the submission:

Note - The changes to the dwelling are generally acceptable to applicant except for the larger landing window and no chimney. The garage has grown & a similar increase in size has already been rejected. Therefore, these alterations cannot be accepted as an amendment

Acceptance issued:

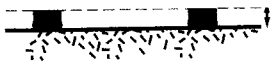
House changes. Window design changed ok

* New chimney?
* Landing window increased in size?

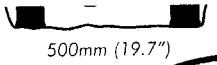
Deleted conservatory OK. Extended floor undercroft of house ok

Garage changes Length increased by ≥ 400 mm
width increase by ≥ 100 mm
height increased by ≥ 900 mm.

Gross vehicle weight: Total	2750	2880	288

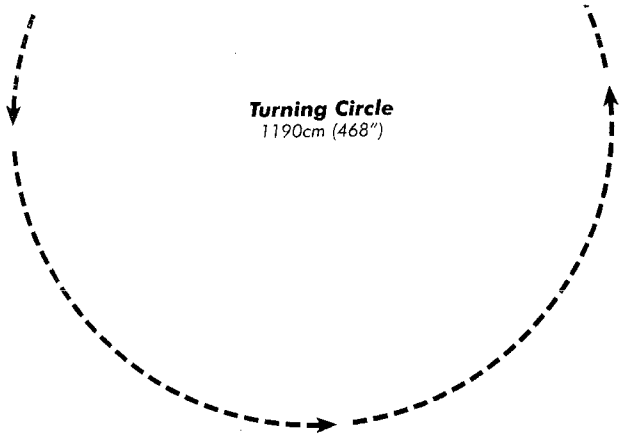


Minimum under axle clearance
208mm (8.2")

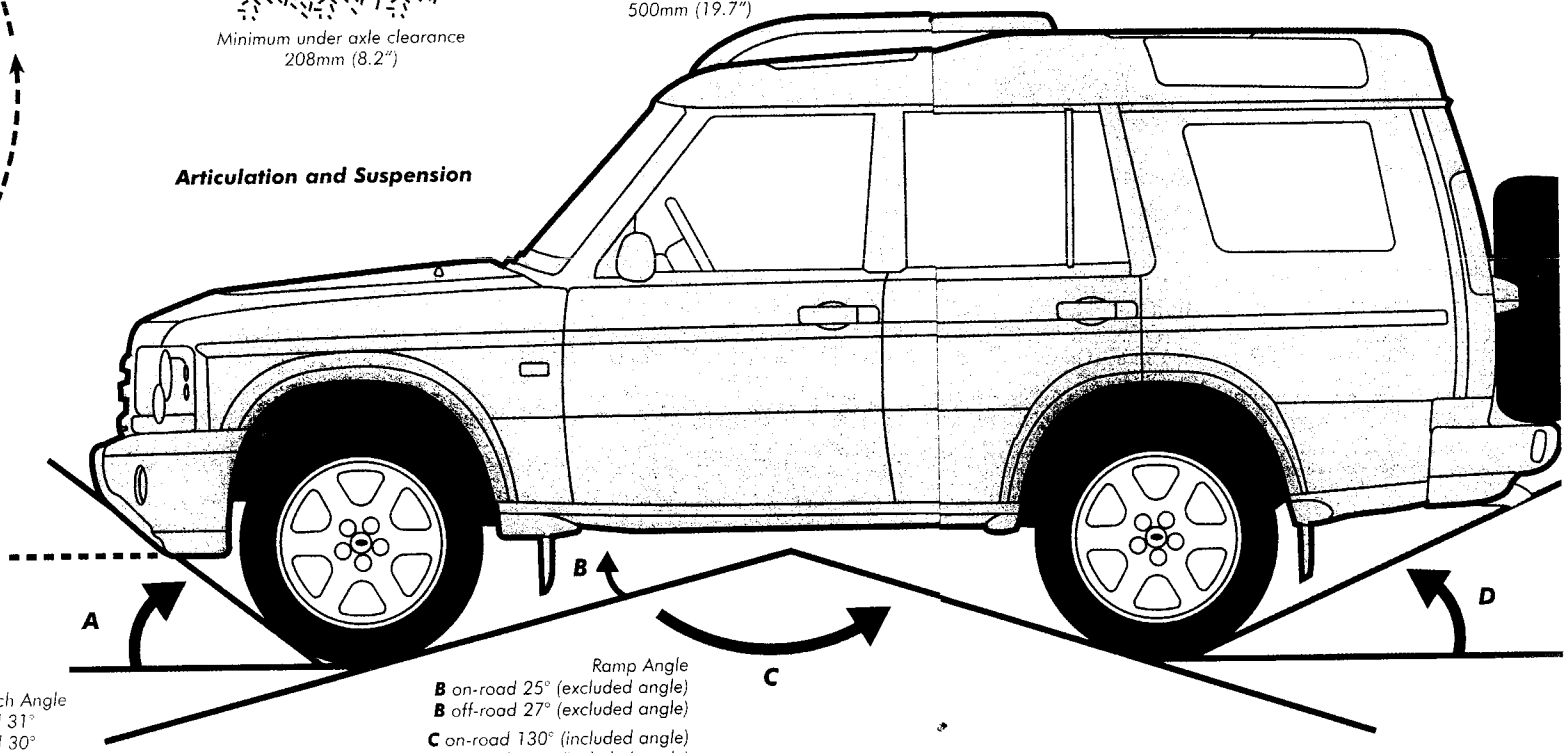


500mm (19.7")

Turning Circle
1190cm (468")



Articulation and Suspension

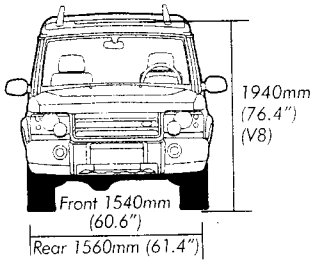


A
Approach Angle
on-road 31°
off-road 30°

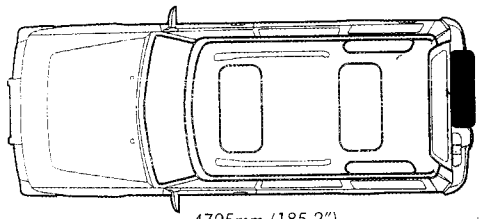
Ramp Angle
B on-road 25° (excluded angle)
B off-road 27° (excluded angle)

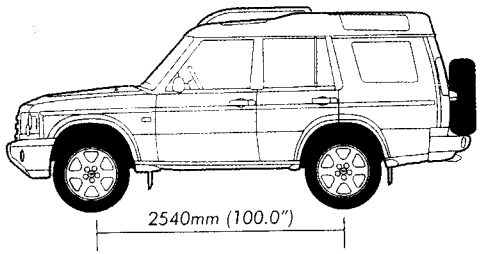
C on-road 130° (included angle)
C off-road 126° (included angle)

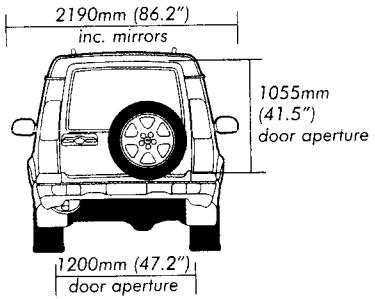
With sunroof open.
2015mm (79.3")
To top of roof bars
(GS and upwards)
1980mm (78.0") (V8)



Exterior Dimensions

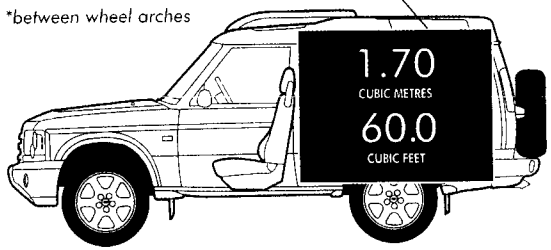






All dimensions are based on coil spring vehicles

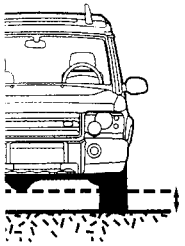
Rear seats rolled forward
Height 1080mm (42.5")
Width* 1130mm (44.5")
Floor length 1395mm (54.9")
Exact length depends on position of front seats.
*between wheel arches



ten

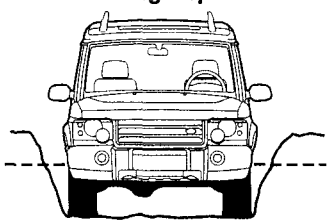
A2
20 AUG 2003

le Clearance



nder axle clearance
8mm (8.2")

Wading Depth

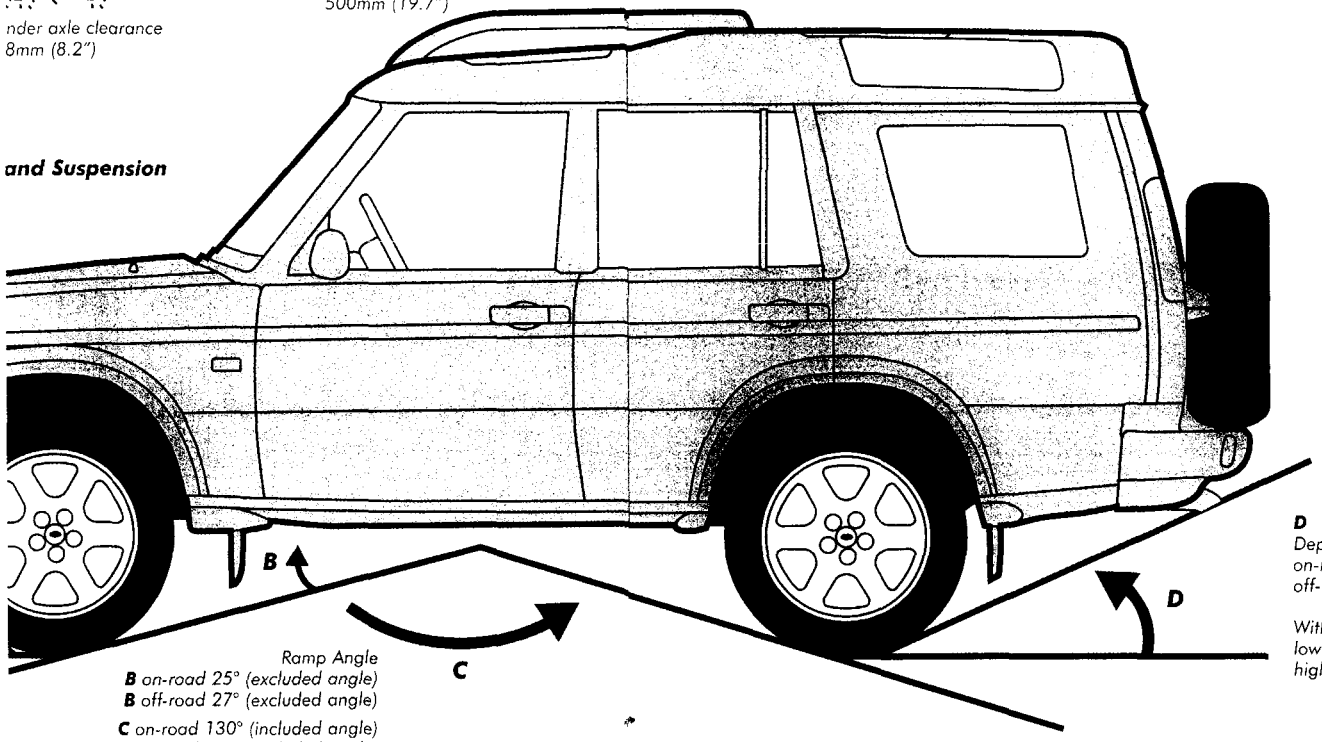


500mm (19.7")

and Suspension

Weights (kg)

	TD5 E/S/GS 5 SEAT	TD5 E/S/GS 7 SEAT	TD5 XS 5 SEAT	TD5 XS 7 SEAT	TD5 ES 5 SEAT	TD5 ES 7 SEAT	V8 GS 5 SEAT	V8 GS 7 SEAT	V8 XS 5 SEAT	V8 XS 7 SEAT	V8 ES 5 SEAT	V8 ES 7 SEAT
Front axle	1020	1025	1055	1050	1095	1090	975	970	1005	1000	1045	1040
Rear axle	1130	1160	1150	1180	1160	1190	1130	1160	1150	1180	1165	1195
Total (EEC kerb)	2150	2185	2205	2230	2255	2280	2105	2130	2155	2180	2210	2235
Gross vehicle weight: Front axle	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200	1200
Gross vehicle weight: Rear axle	1720	1800	1800	1800	1800	1800	1720	1800	1800	1800	1800	1800
Gross vehicle weight: Total	2750	2880	2880	2880	2880	2880	2750	2825	2825	2825	2825	2825



Ramp Angle
B *on-road 25° (excluded angle)*
B *off-road 27° (excluded angle)*
C *on-road 130° (included angle)*
C *off-road 126° (included angle)*

D
Departure Angle
on-road 21°
off-road 25°

With tow bar fitted
lower position 16°
higher position 18°

Rear seats rolled forward
Height 1080mm (42.5")

Rear seats up

Towing

	V8 kg	TD5 kg
Unbraked trailer - on road	750	750
Unbraked trailer - off road	750	750
Trailer with overrun brakes - on road	3500	3500
Trailer with overrun brakes - off road	1000	1000
4 wheel trailer with overrun brakes - on road	3500	3500
4 wheel trailer with overrun brakes - off road	1000	1000

Luggage Capacity

	Cubic Metres	Cubic Feet
Seats up	0.88	31.1
Seats down	1.70	60.0

Dimensions

	Millimetres	Inches
Wheelbase	2540	100
Overall length	4705	185
Overall height (with roof bars)	1980	78
Overall width	2190	86

Measurements quoted are to obtain cube shown in back of vehicle

PLANNING AMENDMENT

For office use only

Application No. H16/0847/02/A2

Date Registered 21 AUG 2003

Case Officer PJU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS HOWES

Tel. No.

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

JOHN D LYNCH PARTNERSHIP.

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

41 COWBIT ROAD, SPALDING

OFFICE COPY

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/0847/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted ✓
If yes, submit two forms and two plans

or

B — Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date .....

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

DEMOLITION OF DWELLING + ERECTION OF DWELLING, GARAGE + ASSOCIATED WORKS.

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

AMENDMENTS TO EXTERNAL APPEARANCE.

State drawing no's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

FILE COPY

Application no: H16/0847/02

Original Applicant:
Mr and Mrs Howes
41 Cowbit Road
Spalding
Lincs
PE11 2RG

Original Agent:
John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Demolition of dwelling and erection of dwelling, garage and associated bedsit

Location: 41 Cowbit Road
Spalding

Amendment: Amend position of garage
(Dwg nos. AG/2 Rev A & Dem/1)

20-JUN-03

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PROPOSED AMENDMENT - REJECTION

The amended details submitted in respect of the above proposal have been received and I consider that the changes are too significant to be treated merely as a amendment. A fresh application will therefore be required (forms enclosed). This does not imply that permission will or will not be forthcoming for any such revised application.

Yours faithfully

Head of Planning & Development

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

Saw Mr
Howes. Poor
little vixen 4"
t.: ridge all
around.
Immatured.

PM 5-3-04

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

JDL/1530

Wednesday, 25 June 2003

South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

26 JUN

fao Mr Peter Udy

H16/0847/02

Dear Peter

Adjustment to position of garage

I was surprised to receive Notice of Rejection to a matter of consultation when no formal application has been submitted. The initial approach was on a totally informal basis and was no more than an exercise in determining the options which were before my client.

In the light of the objections which have been raised by the adjoining neighbours, my client simply wanted to explore a route which could possibly avoid continuing aggravation because of the need from time to time to gain access to the neighbours property for the purposes of essential maintenance and repair. Rather than go through the formal approach, this consultation was for the purposes of seeking an informal opinion and therefore a refusal is unwarranted.

Whilst not wishing to submit any further amendment for determination, my client would, nevertheless, like to know whether the adjustments to its size as previously shown, whilst leaving the garage in its former position as determined on the original application, would be more likely to be accepted as an amendment. The whole point of these informal approaches is to save everyone's time and avoid the necessity of going down the lengthy Planning route. I would therefore appreciate your advice on this latest proposal.

Sincerely yours,

John D Lynch

John D Lynch Dip. Arch. (Dundee) A.R.I.B.A.
Mobile No : 0771 505 1541

MERCIA LODGE
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
Tel : 01775 724187
Fax : 01775 762212
Email : johndlynchArch@aol.com

A1

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

JDL/1530

Tuesday, 03 June 2003

- 4 JUN 2003

0847/02

South Holland District Council
Council Offices
Priory Road
Spalding
Lincs PE11 2XE

fao Mr Peter Udy

Dear Peter

Demolition of dwelling and the erection of a new dwelling, garage and bedsit
Planning Approval Reference :- H16/0847/02

Further to my recent visit to your offices regarding the garage at the above dwelling, I have discussed the proposed changes with my clients and they have agreed to keep the layout and access to the first floor as per the approved drawings.

My client, would, however, like to move the garage away from the rear boundary because of the problems created by the neighbour to the rear. By moving the garage 1 metre from the boundary, they will be able to maintain their property without seeking permission for access across the neighbours land. This should also prove beneficial to the neighbour from the environmental point of view.

I enclose one copy of each of my drawings showing this change and would ask whether this change could be accepted as an amendment to the Permission granted. I look forward to your response.

Sincerely yours,

John D Lynch

MERCIA LODGE
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
Tel : 01775 724187
Fax : 01775 762212
Email : johndlynchArch@aol.com

John D Lynch Dip. Arch. (Dundee) A.R.I.B.A.
Mobile No : 0771 505 1541

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ HD

Registered .....

DC Procedural Assessment

Is the information given correct? ? Yes/No (If No, state above what details are needed)

Is it an amendment in principle? ~~Immaterial/~~Needs new app

Confirmed: PM 19-6-03

Give a revised description if the details accepted are different to the submission:

Acceptance issued:

Garage externally is 6.945 x 5.72 ~~was~~
was 5 x 5.6

Annex externally is 6.925 x 5.745
was 6.5 x 5.91

Distance from pet clinic to house is 2m
was 2.8m

Given number of unmarked changes making it slightly smaller

Was quite brave not more substantial.

moved in from boundary

Height increased from 6.1 to edge to 6.7

Application Amendments

Application: H16/0847/02

Location: 41 Cowbit Road
Spalding

Postcode: House Number:

Amendment: 1 Date: 04-06-2003

Type: POS Post-Decision

Sub-Type:

Description: Amend position of garage
(Dwg nos AG/2 Rev A & Dem/1)

Long Description:

Agent: A14 Des'n:

Name: John D Lynch Partnership

Address: Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Post Code: E-Mail:

Tel: 01775 724187 Fax:

Ref: John Lynch

PLANNING AMENDMENT

For office use only

Application No. H16/0847/02/A1

Date Registered 04 JUN 2002

Case Officer PJL

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

mr + mrs HOWES
41 cowbit Rd
Spalding

Tel. No.

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

John D Lynch

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS Above

Please complete
APPLICATION No.
This amendment **cannot be considered** unless the relevant reference is stated

H16/0847/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only
Amendment is proposed where

A ☑ or

Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.

B ☐

John Lynch

Agent

for Davis

st that the changes described below be accepted as an amendment.
uire a fresh application, together with fee if appropriate. If the
ation, I agree to an extension of the terminal date.

..... Date .....

LOPMENT

New Dwelling + Bedsit

nd

also mark these clearly on the accompanying plans.
Only the changes listed here will be considered.)

Amend position of garage

State drawing no's of the current submission

Has this amendment been requested by the Council?
(If so, state Officer dealing with the application)

YES / NO

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / No

MESSAGE

FOR: Peter

FROM: Ian Hawes

ORGANISATION:

TEL. No: 02078096272 EXT No:

DATE: 12-3 TIME: 9-15

TELEPHONE		VISITS		
Telephoned		Visit Required	Date:	
Returned Your Call			Time:	
Please Call	✓	Will Visit You	Date:	
Will Call Again			Time:	
Needs to See You		Visited Your Office		

(Please Tick Where Applicable)

MESSAGE: Spoke to Mr Hawes 12-3-06

Late to reduce rent from £ (2 parts + Late) to £

Taken By: Karen Dept/Section:

Application no: H16/0847/02

Original Applicant: Mr and Mrs Howes
41 Cowbit Road
Spalding
Lincs
PE11 2RG

Original Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Beacon Council 2003-2004 Supporting the Rural Economy

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

tel: 01775 761161
fax: 01775 710772
web: www.sholland.gov.uk

Description: Demolition of dwelling and erection of dwelling, garage and associated bedsit

Location: 41 Cowbit Road
Spalding

FILE copy

Amendment: Amendments to garage dimensions, fenestration to house, new chimney & redesign of lower ground floor

Letter Sent: 24-NOV-03

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Head of Planning & Development

Mr & Mrs I Howes
41 Cowbit Road
Spalding
Lincs PE11 2RQ

Visited site 5-12. Foundations have been dug out wrong. Effect is that correction will result in garage being moved 10" into applicants garden, ie away from boundary. Advised of. PAR 5-12-03

Terry Huggins Chief Executive
Bob Atkins Director of Coporate Services Andrew Petcher Director of Rural Services

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Appears valid ✓ LTP

Clarification/Details required:

Registered 21.11.03

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what ~~details are needed~~)

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: Dan 18-11-03

Give a revised description if the details accepted are different to the submission:

Acceptance issued: 24/11/03 JH

Garage

Height bondige now 6480 was 6100 + 380

Length now 6925 min was 6450 + 475

width now 6100 was 5500 + 600

Height increase is less than previous amedt. This dimension is most critical. Other dimensions increase more than previous - mostly width

NPS to windows (Plans dr larger landing - dw previously refused as amedt but cond" 4 requires obscure glass.

Chimney also previously refused but also required by cond" 8.

AL

PLANNING AMENDMENT

For office use only

Application No. H16/0847/02/A3

Date Registered 14 NOV 2003

Case Officer PJU

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

IAN HOWES, SARAH HOWES
41 COWBIT ROAD
SPALDING LINCS

Tel. No 01775-714823

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

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

41 COWBIT ROAD SPALDING LINCS
PE11 2RQ

Please complete

APPLICATION No.

This amendment **cannot be considered** unless the relevant reference is stated

H16/0847/02

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

A — Amendment is proposed where permission already granted ☑
If yes, submit two forms and two plans.

or

B — Amendment is to a proposal currently being considered ☐
If yes, submit four forms and four plans.

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed I Howes Date 14-11-03

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

NEW DWELLING GARAGE
41 COWBIT ROAD SPALDING

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

PITCH OF ROOF ON GARAGE CHANGED TO 35% AS PER PREVIOUS AMENDMENT + DECREASE IN HEIGHT OF BUILDING AS PER REQUEST

State drawing nc's of the current submission

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

(YES) / NO — PETER LIDN

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

Has a similar amendment been submitted under Building Regulations? Yes / ~~No~~

Application Amendments

Application: H16/0847/02

Location: 41 Cowbit Road
Spalding

Postcode: House Number:

Amendment: 3 Date: 14-11-2003

Type: POS Post-Decision
Sub-Type:

Description: Amendments to garage dimensions,
Dwg. nos. 1530/WD1A, /WD2A, /WD3A & /WD4B

Long Description: Reconstruction to house, new chimney + redesign of lower ground floor

Agent: A14 Des'n:
Name: John D Lynch Partnership
Address: Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF
Post Code: E-Mail:
Tel: 01775 724187 Fax:
Ref: John Lynch