SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H16/0873/92 Received: 13-AUG-92 Type: FULL

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

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

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

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

1 1 In the opinion of the Local Planning Authority, the proposed development would appear cramped on the site and out of keeping with other dwellings in the locality. This would be emphasised by the fact that the dwellings are only some 2.3 metres less in width than the site itself and because there is inadequate space to provide side access drives necessitating the parking arrangements being in front of the site. The development would also result in serious loss of light to the side window of the adjoining dwelling.

Director of Planning and Building Control Services
29-OCT-92 H16/0873/92

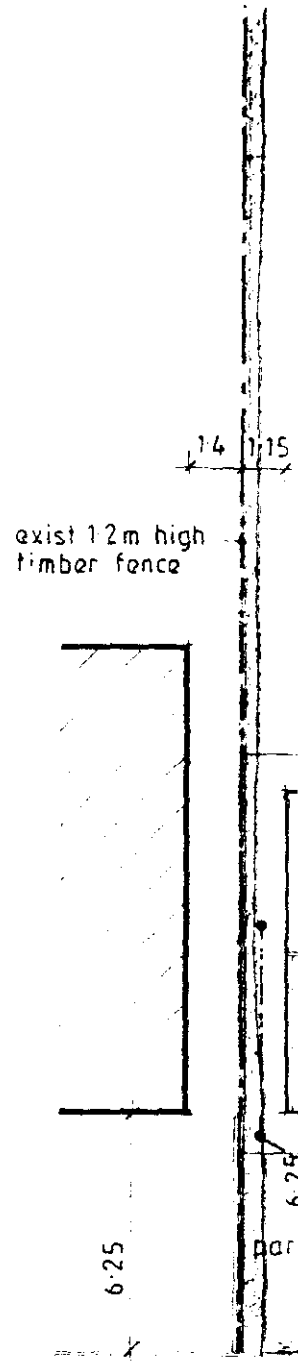
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)



Location Plan. (For identification only.)



Landscape to consist of:-

6 N°	h.a	Hebe albicans	20-~~30~~cm
8 N°	cot	Cotoneaster conspicuus	20-30 cm.
1 N°	m.s	Magnolia stellata	40-60 cm
1 N°	l.a.	Lavandula spica	40-60 cm

Block p

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0873/92

Date Registered 13 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

PATTERSON PROPERTIES.
THE COACH HOUSE
COSBERTON BANK
COSBERTON
SPALDING
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET
SPALDING
LINCS

Tel. No. 0406 23762.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

22. WYCATE ROAD, SPALDING LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF PAIR OF 2 BEDROOMED) SEMI DETATCHED HOUSES

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £220.00. If you consider no fee is payable include a written explanation instead.

Signed. . . . . Date . . 7/8/92 . . . . . 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 Certificates**

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 pervious 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 Dwellings	✓	If so, how many: 2N°
(ii) Other new building(s)		
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:

B. Please state size of any new structure:-

(a) max. height:	7·75	sq. metres / metres
(b) max. length:	8·775	metres
(c) max. width:	8·315	metres

C. Please state type and colour of materials for facing external walls: LBC · SUNSET RED FACING BRICK

D. Please state type and colour of roofing materials. SANDTOFT DOUBLE ROMAN. ANTIQUE TILE

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

C. What provision will be made for garages or parking within the site?
ON SITE PARKING.

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 or 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 ☐

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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. RESUBMISSION FOLLOWING REFUSAL OF H16/0418/92 & OUTLINE PERMISSION H16/0712/91.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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.** (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.

Owner's Name:

Address of owner at which notice was served:

Mr. C. BRIGHTMAN.
185. CRADGE BANK
SPALDING LINCS

State Date notice served:

7/8/92.

Signed J.H. Cope ..... (Applicant / Agent) Date 7/8/92.....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. 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 J.H. Cope ..... ~~(Applicant /~~ Agent) Date 7/8/92.....

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.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by
Date

Notice posted by
Date

Resident Notices required

Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer DJR

Recorded on board:

18-8

ADMIN RECORD SHEET

Initial

Submitted Fee £ 220 P1548.

Receipt Issued

Date first Rec'd 13 AUG 1992

Registration

Reference H16/0873/92

Cross-Ref [redacted] R

Date 14-AUG-92

Validation

TYPE Full

Earliest permission

Site area

No of dwellings 2

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 220

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 200

OS No's

Grid ref 5 23960 3 22980

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area YES

Linked to site

Ref 733

Linked to property

Ref

Planning Records:
Earlier apps

418/92
542/92
712/91

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0873/92 Received:13-AUG-92 Type:FULL

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

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

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

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

1 1 In the opinion of the Local Planning Authority, the proposed development would appear cramped on the site and out of keeping with other dwellings in the locality. This would be emphasised by the fact that the development is only ~~[illegible]~~ metres less in width than the site, and because there is inadequate space to provide side access drives necessitating the parking arrangements being in front of the site. The development would also result in serious loss of light to the side window of the adjoining dwelling.

Authorised to issue:

20-OCT-92 H16/0873/92 AD...N.....DC.....

BRIAN SMI . . . 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: H16/0873/92 Type: FULL

Applicant: Patterson Properties
Tel:

Agent: Cooper Architectural Design
0406 23762

Description: Erection of pair of 2 bedroomed semi detached houses

Location: 22 Wygate Road
Spalding

Valid date:	13-AUG-92	Terminal date:	08-OCT-92
Target dates:		Target Committee:	07-OCT-92
To case officer	18-AUG-92	Report deadline:	23-SEP-92
Inspected by	23-AUG-92		
Extra contacts	28-AUG-92	Case Officer:	
Report if not clear by	17-SEP-92	D J ROBERTS	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier 20 Wygate Road		27-AUG-92	17-SEP-92
Owner/Occupier 24 Wygate Road		27-AUG-92	17-SEP-92
Cllr C F Fisher	0775 725983	18-AUG-92	01-SEP-92
Cllr Mrs A M Newton	0775 762210	18-AUG-92	01-SEP-92
Cllr R C West	0775 760231 (Of	18-AUG-92	01-SEP-92
Site/Press Advert MIN		24-AUG-92	14-SEP-92

LCC - Objs Attached JC 26/8/92.

SITE DETAILS

Grid ref: 523960 322980
OS Sheets: 200 Parcel:

BRIAN SMI... Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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Site/Press Advert MIN		24-AUG-92	14-SEP-92

L.C.C - CDs Attached Jc 26/8/92

SITE DETAILS

Grid ref: 523960 322980
OS Sheets: 200 Parcel:

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 19th October, 1992.

PRESENT

Councillors:

Mr. T. Bray - Vice-Chairman (In the Chair)

Mr. J. Clark	Mr. J.R. Pearl	Mr. D.S. Venni
Mr. E.N. Davies	Mr. M.S.L. Rollinson	Mr. R.C. West
Mrs. E.O. Hall-Patch	Mr. T.G.M. Tyler	

The Director of Planning and Building Control Services, the Deputy Director of Environmental Services and the Committee Assistant.

Apologies for absence were received from or on behalf of Councillors W.D. Skells, B. Alcock, R.C.P. Cowan, B.J. Davies, J.A. Dobney, N.P. Judge, M.B.E., A.E. Naylor and M.C. White.

771. MINUTES

The Minutes of the meeting held on 28th September, 1992 were signed by the Chairman as a correct record.

772. PLANNING APPLICATIONS

The following applications were determined as indicated following an inspection of each site:-

Plan No. and Applicant		Proposal
H06/0612/92 Mr C Gilbert	O.A.	Residential development at Marsh Road, Gedney Drove End.

RESOLVED: Planning permission be granted for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H15/0852/92 Mr & Mrs R P Ames	Removal of first occupancy clause (condition 4 of H15/0514/89) adjacent to Old Plough, South Drove, Quadring.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

H16/0805/92 Mr R Branton	Sectional concrete garage at 2 St Pauls Road, Spalding.

RESOLVED: Planning permission be granted for the above development, contrary to the recommendation of the Director of Planning and Building Control Services.

H16/0873/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.

RESOLVED: Planning permission be refused for the above development in accordance with the recommendation of the Director of Planning and Building Control Services.

(Councillor R.C. West requested that his vote against the above decision be recorded.)

730. PLANNING APPLICATIONS (Continued)

(c) Applications Deferred (Continued)

Plan No. and Applicant	Proposal
H16/0805/92 Mr R Branton	Sectional concrete garage at 2 St Paul's Road, Spalding.

(Pending a site inspection to assess the suitability of the proposed development.)

H22/0834/92 Mr & Mrs I D Holmes	Retention of dwelling without complying with agricultural clause on planning permission H22/0174/92 at Moulton Chapel Road, Cowbit.

(For the Director of Planning and Building Control Services to consider with other similar outstanding applications and to report thereon to a future meeting.)

H16/0873/92 Patterson Properties	Pair of semi-detached houses at 22 Wygate Road, Spalding.

(Pending a site inspection to assess the suitability of the site for the development.)

H01/0891/92 Patterson Properties	Pair of semi-detached houses at 85 Back Gate, Cowbit.

(Pending a site inspection to assess the suitability of the site for the development.)

H11/0896/92 Mr & Mrs R Southgate	Occupation of dwelling without complying with agricultural occupancy condition of permission (H11/0665/78) at The New House, Wisbech Road, Long Sutton.

(Pending a site inspection to assess the suitability of the proposal in the light of the character and pattern of existing development.)

H22/0364/92 C R Bustance	Abattoir with associated external storage facilities and staff car parking at Wimberley Hall Farm, Stonegate, Weston.

(Pending a site inspection, and to enable the Plans Sub-Committee to consider the proposal in greater detail at an extraordinary meeting, following which the application be referred back to this Committee for determination.)

(In respect of the above application it was moved and seconded that the application be refused, following which an amendment was moved and seconded that the application be deferred pending a site inspection, and to enable the Plans Sub-Committee to consider the proposal in greater detail at an extraordinary meeting, following which the application be referred back to this Committee for determination. Prior to voting on the amendment it had been requisitioned under Standing Order No.15 that the matter be the subject of a recorded vote so as to show how each Member present and voting gave his or her vote. The voting on the amendment was as follows:-

APPLICATION REFERENCE: H16/0873/92 DATE RECEIVED: 13 08 92

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

AGENT: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 7 OCT 1992

TYPE: Full

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

LOCATION: 22 Wygate Road, Spalding

County Highways: No objections.

Public Objections: From Nos 20 and 24 Wygate Road (summarised).
- Application is same as before: Previous objections stand.
- Loss of light to hall and lounge - overlooking.
- Numbering available for one house only.
- Site too cramped.
- Loss of light to side window.
- Overdevelopment of site : inadequate car parking and planting.
- Could houses be moved back on site to increase light and parking spaces?

PREVIOUS DECISIONS
H16/0712/91 - Outline - Erect dwelling - Permission granted.
H16/0418/92 - Erection of 2 no bedroom semi-detached houses - Application Withdrawn.
H16/0542/92 - Erect pair of 2 bedroomed semi-detached houses - Refused for following 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 This proposal would require the removal of a tree in the highway verge, which would harm the visual amenities of the area.

PLANNING ISSUES
1 Main issue is whether or not a pair of semi-detached houses can be satisfactorily sited having regard to the general character of the locality and the amenities of immediately adjoining dwellings.

CONCLUSIONS
1 Site has a frontage width of 10.6 metres and a depth of 48 metres, situated between a chalet bungalow to the west and a detached dwellinghouse to the east. The latter has been previously extended to the rear.

2 This is the third application received in respect of this proposal. The first one (H16/0418/92 which showed the dwelling in the position now applied for) was withdrawn in the face of neighbour and highway objections. In an attempt to overcome these problems the applicant submitted the second proposal (H16/0542/92) which showed the dwellings set further back on the site (to avoid blocking a neighbours side window and provide increased parking as then required by Highways). This application was refused for the reasons quoted earlier.

3 County Highways have now relaxed their parking requirements and are satisfied with one parking space only per dwelling; immediately in front of each property. The dwellings have no garage provision. As a consequence the applicant now shows the dwellings set in line with the adjoining dwellings in the same location as proposed with H16/0418/92 (the withdrawn application).

4 This has resulted in objections from adjoining dwellings, and will mean that the proposal will be sited directly in front of the side window of the neighbouring chalet bungalow. The occupant of that property has suggested that the proposed dwellings could be set further back to avoid this loss of light. The dwellings would then however be in the same position as with the refused application (H16/0542/92), and an approval for such a siting would be tantamount to admitting that the earlier decision to refuse was incorrect.

5 In view of the previous decisions the issue is whether permission can be granted having regard to the character of the existing development in the locality. It is apparent that the development as proposed would be cramped in comparison with other dwellings and utilise most of the available site width. Other semis in the locality are set on wider plots and invariably have side access drives or garages to maintain an appearance of space between dwellings. Such an approach is not possible in this case.

6 Although my recommendation is that permission be refused, the Sub-Committee may wish to inspect the site beforehand, in view of the nature of the issues raised. The previous reason referred to the loss of a frontage tree; on re-considering the issue however it is possible that this tree could be retained.

RECOMMENDATION - Refuse Permission.

In the opinion of the Local Planning Authority the proposed development would appear cramped on the site and out of keeping with other dwellings in the locality. This would be emphasised by the fact that the development is only 1.825 metres less in width than the site and because there is inadequate space to provide side access drives necessitating the parking arrangements being in front of the site. The development would also result in serious loss of light to the side window of the adjoining dwelling.

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

2. Sept. 82.

OBJECTION

Dear Sir,

22 Wygate Rd, application for a pair of semi-detached houses. application NO. H16/0873/92.

I am again writing on behalf of Mr. Roger Smith of 24 Wygate Rd., Spalding about the above application, after speaking to you Mr. Roberts and examining the drawings, I was surprised to discover that the new application was, as far as I could tell, the same as the scheme recently rejected by yourselves. Broadly our objections are the same as before. We believe that the proposals are an overdevelopment of the site, that there is still no adequate provision for the parking of cars, and that the provision for planting is inadequate.

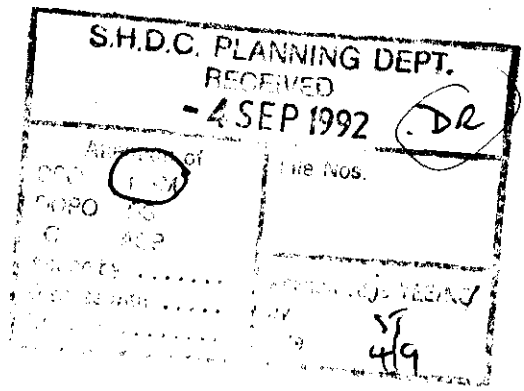
Mr. Roberts explained that he had an open mind on the application, but we are particularly concerned that so soon after refusal you are now prepared to approve, or at least consider, a scheme which you so recently rejected.

We should be pleased if you could bring this letter to the attention of your committee.

Yours faithfully

Edward Saunders

FAO. Mr. D J Roberts
District Planning Officer
South Holland District Council.



LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council Application Reference H16/0873/92

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

92 WYGATE ROAD SPALDING.

3. Name, classification and number of road

U.C.

4. Date application referred

5. State whether outline, detailed application etc.

FULL

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

PAIR OF 2 BED 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: 26/8/92 Signed: [signature]
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: H16/0873/92

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

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

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

Type: FULL

03-NOV-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be refused in this case.

The full reasons for refusal can be seen by inspecting the register of applications which is available in this Department.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Edward Saunders - Agent
Chartered Architect
The Continent
Ticknall
Derby. DE7 1JZ

Mr R. Smith
24 Wygate Rd,
Spalding.
Lincs.

Mr & Mrs Seraphine - Dunford.
20 Wygate Rd,
Spalding
Lincs
PE11 1NT.

OBJECTION

Mr. & Mrs. I. Seraphine-Dunford,
20 Wygate Road,
Spalding,
Lincs., PE11 1NT
Tel. Spalding 760541

Application No. H16/0873/92

Dear Sir,

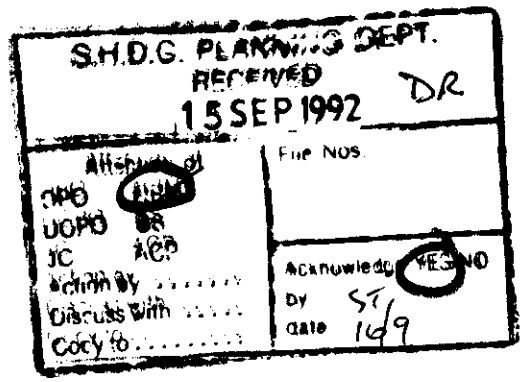
With reference to your letter concerning the above application:

This application is the same which was submitted to you in June No. H16/0542/92.

The objections therefore applies re our letter dated 16/6/92.

Yours faithfully

H. Seraphine-Dunford



S.H.D.G. PLANNING DEPT.
RECEIVED
15 SEP 1992 DR

Attention of
DPO NBM
UOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

Acknowledge YES NO
by ST
date 16/9

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

Sept 10. 92.

application No. H16./0873/92.

OBJECTION

Dear Sir,

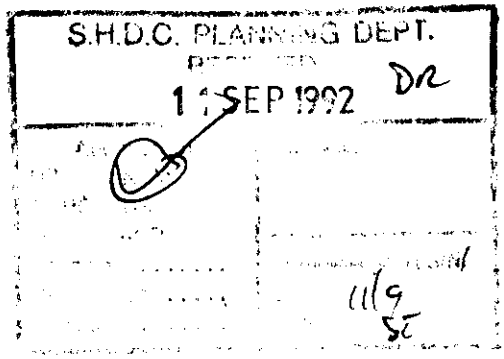
22. Wygate Rd., Spalding.

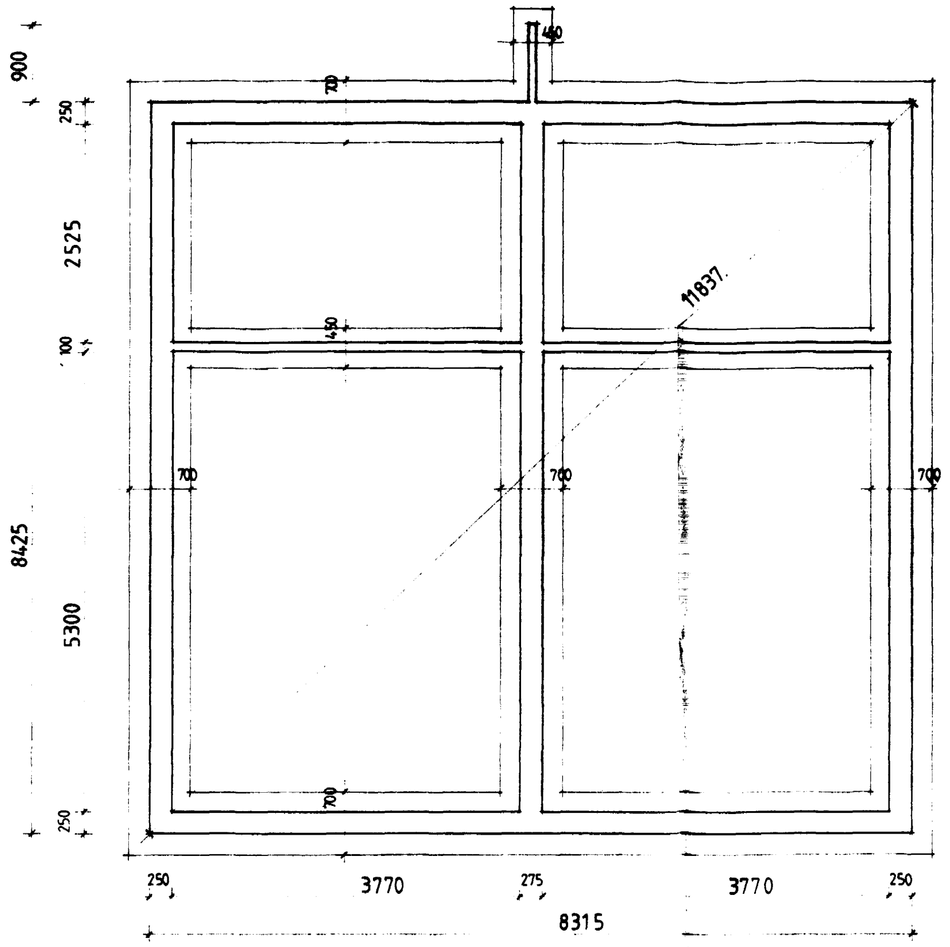
I am writing again on behalf of Mr. Roger Smith of 24 Wygate Rd., concerning the above application. His chief concern is that the proposed houses as now positioned will take away the light from his side window and cramp the front of his house. Is it possible to move the proposed houses back on the site? This will not only give Mr. Smith more light, but will also give the new house owners more room for parking and planting in the front garden.

Yours faithfully

Edward Saunders.

FAO. Mr. D. Roberts.
South Holland D.C.
Planning Dept.



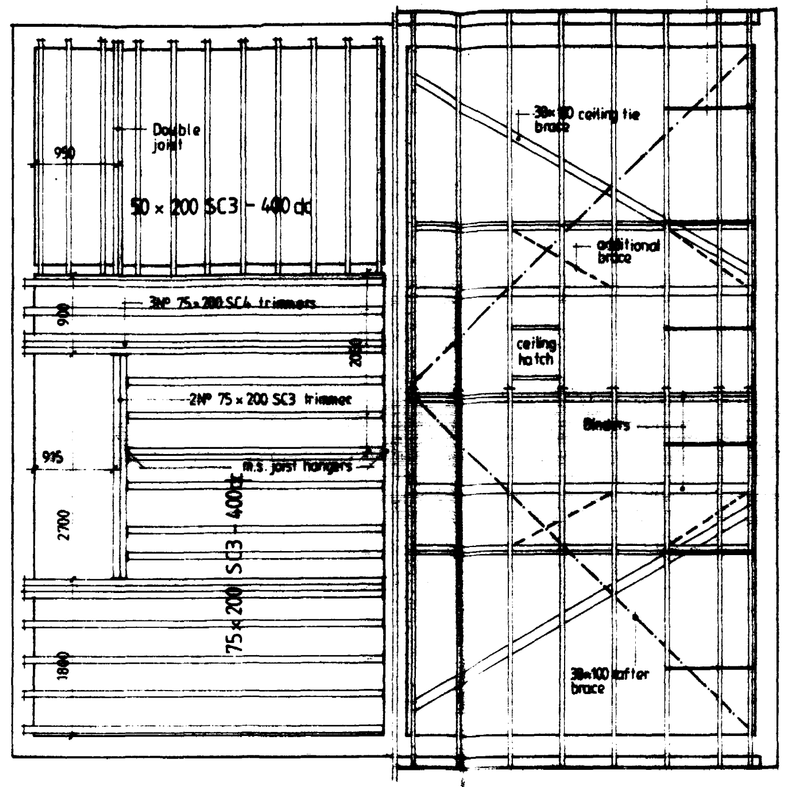


Foundation Plan.

CAVITY WALL
270mm cavity wall to consist of 28no. Celcon 'Thermalite' solid insulation blocks with dpm laid weight per leaf of cavity wall then reinforced at 450mm vertically and set 600mm horizontally with ends to receive 10mm s/c render and 6mm skim. Party walls to receive no insulation: All party walls to be taken up to under side of roof construction and fire stopped. Code 4 lead flashings and cavity trays at all roof/wall abutments.

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC to internal wall finished 150 above ground where ext. ground level. Weak mix concrete infill to base of cavity no closer than 150 to D.P.C. All brickwork below D.P.C. A engineering brick of P.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 300g polythene D.P.M. on 20mm Celotex RFI insulation board. Insert 25mm insulation board to perimeter of all screeds on 100g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete over-site: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore:
Alternative: Floor construction as above but 19mm T&G. flooring grade chipboard on 50mm Celotex RFI insulation board laid on oversite in lieu of screed and insulation board. Ensure 12mm expansion gap to perimeter of boarding. Use tongued chipboard to kitchen and bathroom.



Joist Plan.

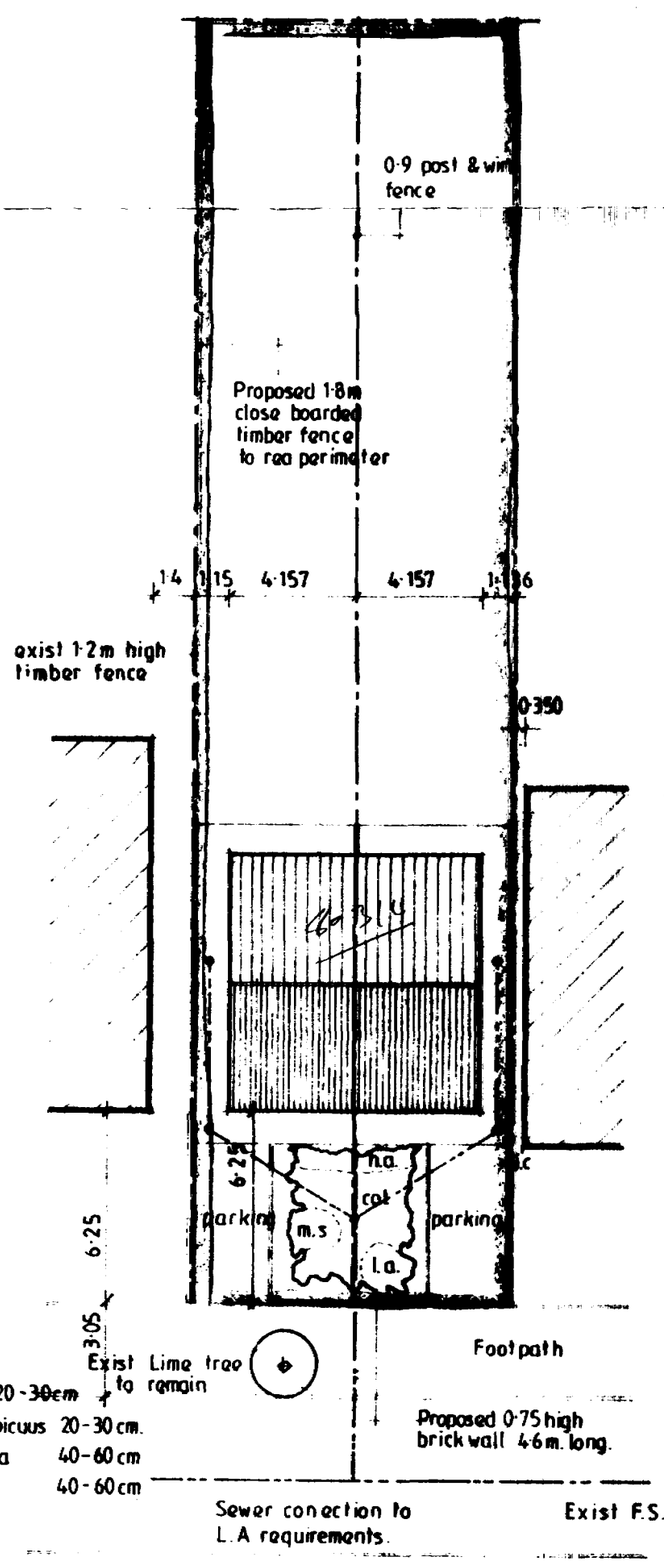
Roof Plan.

FIRST FLOOR Construction.
[illegible] chipboard on 200 SC3 joists at 400c/c: [illegible] and lateral restraint straps to joists at max. 1.8m c/c [illegible] with 100mm. [illegible] with 25mm [illegible] 50mm [illegible] 25mm [illegible] 50mm [illegible] 25mm [illegible] 50mm [illegible]

Notes & Schedules



Location Plan. (For identification only.)



Block plan 1:200

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN

client: PATTERSON PROPERTIES

project: PROPOSED PAIR OF SEMI DETATCHED 2 BEDROOMED HOUSE
WYGATE ROAD,
SPALDING,
LINC'S.

drawing

SOUTH HOLLAND D.C.
PLAN DEPT.
13 AUG 1992
REF 0873/92.

scale	drawing no
	LS 9163 2
date: MARCH '92	drawn