



Application no: H16-0917-09

Applicant: Wellington Pub Company
c/o Criterion Asset Management
Parkway House
Haddenham Business Park
Haddenham Bucks HP17 8LJ
HP17 8LJ

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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

Agent: bdAr Ltd Architects and Designers
Ground Floor South
Staple Inn Buildings
London
WC1V 7PZ
WC1V 7PZ

FILE COPY

Description: Erection of one pair of semi-detached dwellings

Location: 8 River Bank
Spalding
Lincs
PE11 3AA

Amendment: Amendments to extend landscaping, drains to low areas
of front gardens, trench drains, increase slope to gardens

Letter Sent: 15th January 2010

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully



Head of Planning & Development

AMENDMENT RECORD SHEET - LIVE APPLICATION

Admin to Complete

Date Received ... *K.P. 12.1*

Registered ☒

14/1/8

Case Officer to Complete

Has this amendment been requested? Yes/No ☒

If Yes, is it what was asked for? Yes/No

Is it an amendment in principle? Yes/No ☒

Is it the same character/description for fee purposes? Yes/No ☒ (Refer to Admin if in doubt)
If No, but amendment requested, the following must be completed if the amendment is to be accepted

Certified That The Development Objectives Outweigh The Financial Objectives

Senior Officer's Signature: *[Signature]* Date: *14/01/2010*

Re-Consults as a result of this amendment

None ☐

All ☒

10 Days

Partial

Parish Council ☐

Ward Member ☐

Press ☐

Site Notice ☐

Residents/Other ☐

- Name/Address:

Case Officer's Decision:

REJECTED - New Application Required ☐

Reason

Do you want this reason to be added to the Rejection Notice? YES/NO

ACCEPTED - Superseded Details Removed ☒

Note

Do you want this note to be added to the Acceptance Notice? YES/NO

Revised Description (if applicable)

Case Officers Signature *[Signature]*

Date *14/01/2010*

Admin To Complete

Agreed Term Date Updated ☒

Re-Consultations Carried Out (if necessary) ☒

Public Register Updated ☒

Acceptance/Rejection Letter Issued ☒

(Plus Library if Re-Consulting Residents)

15/1/8

SHDC
Planning & Development

12 JAN 2010

AMENDED PLAN

Porter, Karen

Ref: 0917-09

Ref.

42

From: Crew, Chris

Sent: 12 January 2010 15:12

To: Porter, Karen

Subject: FW: FW: H16-0917-09 PAIR OF SEMI-DETACHED DWELLINGS AT 8 RIVER BA NK, SPALDING.

From: Sinisa Rodic [mailto:srodic@bdar.co.uk]**Sent:** 12 January 2010 14:39**To:** Crew, Chris**Cc:** 'Jon Sharpe'; 'Debra Greeves'**Subject:** RE: FW: H16-0917-09 PAIR OF SEMI-DETACHED DWELLINGS AT 8 RIVER BA NK, SPALDING.

Dear Chris,

We have made the following amendments to proposed plans:

1. We have omitted a sharp drop at 'road to front gardens' boundary by increasing the slope of the front garden decking/landscaping that now meets the edge of the road. This amendment will provide the lateral support to the structure of the road and will prevent the hazard of the drop-off.
2. We have improved the ability of the front gardens ground areas to absorb surface water by leaving half of the area as soft landscaping – This is in addition to retaining the trees and hedges that are already proposed.
3. We have extended the hedge across the full frontage of the front gardens in order to demarcate the edge between public highway and sloped front gardens.
4. We have added a drain to the low areas of front gardens, which will be linked to a soakaway in rear gardens.
5. We have added a trench drain between proposed driveways and adjoining road so that existing road drainage is not affected by the proposed development.

I hope this clarifies the changes. If you have any further queries, please do not hesitate to contact me.

Best wishes,

Sinisa

With a 'cc' to Jon and Debra

bdAr architects and designers

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e: post@bdar.co.uk

w: www.bdar.co.uk

Sinisa Rodic

d: 020 7043 3553

12/01/2010

m: 07931 709117

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From: Crew, Chris [mailto:ccrew@sholland.gov.uk]
Sent: 12 January 2010 09:03
To: Sinisa Rodic
Subject: RE: FW: H16-0917-09 PAIR OF SEMI-DETACHED DWELLINGS AT 8 RIVER BANK, SPALDING.

Dear Sinisa,

Could you please clarify what amendments have been made?

Many thanks

Chris

Chris Crew
 Planning Officer
 South Holland District Council

From: Sinisa Rodic [mailto:srodic@bdar.co.uk]
Sent: 11 January 2010 19:11
To: 'Jon Sharpe'; Crew, Chris; 'Debra Greeves'
Subject: FW: FW: H16-0917-09 PAIR OF SEMI-DETACHED DWELLINGS AT 8 RIVER BANK, SPALDING.

Dear Jon, Chris and Debra,

Further to below email, I attach revised plans & CGI for your consideration. - Please replace the originally submitted drawings with the revised drawings attached here.

If you will have any concerns about the revised scheme, please do not hesitate to contact me.

Also, please let me know if we should post to you hard copies of the attached.

I look forward to hearing from you.

Best wishes,

Sinisa

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From: Sinisa Rodic [mailto:srodic@bdar.co.uk]

Sent: 07 January 2010 17:15

To: 'Jon Sharpe'

Cc: 'Crew, Chris'; 'Debra Greeves'

Subject: RE: FW: H16-0917-09 PAIR OF SEMI-DETACHED DWELLINGS AT 8 RIVER BA NK, SPALDING.

Dear Jon,

Many thanks for your prompt reply.

I appreciate your thoughts on changes that may minimise the risks you have outlined. I am very much in agreement with you on all your suggestions and will now revise our plans accordingly.

I will circulate the revised plans by mid next week at the latest and hope that you will still be in a position to determine the application by its current determination date.

Should you have any further concerns, please do not hesitate to contact me.

Best wishes,

Sinisa

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From: Jon Sharpe [mailto:Jon.Sharpe@lincolnshire.gov.uk]

Sent: 07 January 2010 16:48

To: Sinisa Rodic

Cc: 'Crew, Chris'; Debra Greeves

Subject: RE: FW: H16-0917-09 PAIR OF SEMI-DETACHED DWELLINGS AT 8 RIVER BA NK, SPALDING.

Thank you Sinisa.

As discussed this afternoon, I need to be satisfied that any proposed new development will not cause an adverse impact upon the adjacent Public Highway.

I consider your own proposal (as illustrated in your amended Isometric view CGI) has the potential to cause adverse impact in three ways;

- A risk of pedestrians or drivers falling into what appears to be a sharp drop-off on the edge of the front

12/01/2010

garden of the slate faced building

- The same sharp drop-off providing no lateral support to the structure of the adjacent highway
- The low area between the front of both buildings and the edge of the highway becoming a sump for any surface water running off the highway (and from within the curtilage of the plot) thereby causing a nuisance to future occupiers of the dwellings.

Without prejudice,

- extending what appears on your drawing to be a hedge across the full frontage the garden of the slate faced building may help avoid pedestrians and drivers from straying over the edge
- retaining the sloped batter (rather than creating a vertical face) at the edge of the carriageway would avoid compromising the structural integrity of the highway (and at the same time remove the hazard of the drop-off)
- improving the ability of the ground between the buildings and the highway to absorb any surface water run-off may reduce the likelihood of standing water within the front gardens of the properties

The hedge and the slope treatment should be relatively straight-forward to incorporate into your design.

The permeability of the ground between the buildings and the highway is more difficult to cover. The inclusion of the tree and hedge will help take-up some ground water but you may want to consider the provision of some form of soakaway to balance greater storm events. What we cannot have is complaints from future residents that their property is being threatened by surface water run-off from the highway.

I hope this is of some help to you.

Regards,
Jon.

From: Sinisa Rodic [mailto:srodic@bdar.co.uk]
Sent: 06 January 2010 17:25
To: Jon Sharpe
Cc: 'Crew, Chris'
Subject: FW: FW: H16-0917-09 PAIR OF SEMI-DETACHED DWELLINGS AT 8 RIVER BANK, SPALDING.

Dear Jon,

Many thanks for talking to me earlier today.

As discussed, I attach correspondence from Mr Crew and relevant PA drawings for you to review.

You will see from the attached CGI that we have considered

1. omitting the wall bordering the highway
2. leaving part of the area between the dwellings and the highway as soft landscape

I believe that the solution shown in the attached CGI should remove some of your concerns regarding the drainage. In addition, in our revised plans, we can show a drain between the existing highway and proposed hard standing, which should completely remove a possibility of an adverse change to the existing highway drainage.

As discussed, it would be my preference that any further technical detail is agreed by the approval of details or discharge of PP conditions, which can take place in due course, after permission has been granted.

I look forward to your thoughts.

12/01/2010

Best wishes,

Sinisa Rodic,
Project Architect

bdAr architects and designers
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-----Original Message-----

From: Ben Davidson [mailto:bdavidson@bdar.co.uk]
Sent: 05 January 2010 14:59
To: srodic@bdar.co.uk
Subject: FWD: FW: H16-0917-09 PAIR OF SEMI-DETACHED DWELLINGS AT 8 RIVER BA NK, SPALDING.

<sent using Nokia Mail for Exchange>

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PLANNING AMENDMENT

For Office Use only

Application No: H16-0917-09/A

Date Registered: 12 JAN 2018

Case Officer: CC



(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS Wellington Pub Co.	AGENT NAME AND ADDRESS bdar Ltd
Telephone:	Telephone:
SITE ADDRESS DETAILS 8 River Bank, Spalding	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	H16-0917-09
Building Regulation reference relating to same development (if applicable)	

FILE COPY

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed :

Date:

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Erection of pair of semi-detached dwellings	
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 show extended landscaping, drains to low areas of front gardens.	
State drawing numbers of the current submission	bench drains + increasing slope to front gardens	
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? (If so, state Building Control Surveyor dealing with application)	YES/NO	