

Application for Planning Permission.
 Town and Country Planning Act 1990

FILE COPY

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
 If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	David	Surname:	Durant
Company name:					
Street address:	Detached Cottage			Country Code	National Number
	Delagate Bank			Telephone number:	
	Weston Hills			Mobile number:	
Town/City:	Spalding			Fax number:	
County:	Lincs			Email address:	
Country:	England				
Postcode:	PE12 6DN				

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jason	Surname:	Wilson
Company name:	Remway Design Ltd				
Street address:	5B Sheepmarket			Country Code	National Number
				Telephone number:	
				Mobile number:	
Town/City:	Spalding			Fax number:	
County:	Lincs			Email address:	
Country:	England				
Postcode:	PE11 1BH				jason@remwaydesign.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed Residential Development

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 48 Suffix:

House name:

Street address: Park Road

Town/City: SPALDING

County: Lincolnshire

Postcode: PE11 1NH

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 524249

Northing: 322817

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

REFER TO BLOCK PLAN

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☒ No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:
AS EXISTING

Description of proposed materials and finishes:
TBA

Roof - description:

Description of existing materials and finishes:
AS EXISTING

Description of proposed materials and finishes:
TBA

Windows - description:

Description of existing materials and finishes:

AS EXISTING

Description of proposed materials and finishes:

White uPVC

Doors - description:

Description of existing materials and finishes:

AS EXISTING

Description of proposed materials and finishes:

White uPVC

Boundary treatments - description:

Description of existing materials and finishes:

V/A

Description of proposed materials and finishes:

V/A

Vehicle access and hard standing - description:

Description of existing materials and finishes:

AS EXISTING

Description of proposed materials and finishes:

WASHED GRAVEL

Lighting - add description

Description of existing materials and finishes:

AS EXISTING

Description of proposed materials and finishes:

AS EXISTING

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

I 822 DAS

1. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	1	1

2. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

3. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Soakaway

☐ Main sewer

☐ Existing watercourse

☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

5. Existing Use

Please describe the current use of the site:

RESIDENTIAL

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following:

...and which is known to be contaminated? ☐ Yes ☒ No

...and where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

6. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

7. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

8. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

9. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

1. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

2. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

3. Site Area

What is the site area?

165

sq.metres

4. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?



Yes



No

5. Hazardous Substances

Is any hazardous waste involved in the proposal?



Yes



No

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



The agent



The applicant



Other person

7. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name:

DAVID

Surname:

DURRANT

Person role:

Applicant

Declaration date:

10/12/2009



Declaration made

8. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

A) None of the land to which the application relates is, or is part of an agricultural holding.



B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:



Title: Mr

First Name:

DAVID

Surname:

DURRANT

Person role:

Applicant

Declaration date:

10/12/2009



Declaration Made

9. Declaration

We hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

10/12/2009



ESTATE AGENTS VALUERS SURVEYORS AUCTIONEERS

16 SHEEP MARKET, SPALDING, LINCOLNSHIRE PE11 1BE.
TELEPHONE: (01775) 722475 FACSIMILE: (01775) 769958

Our Ref: CAS

28th September 2009

Mrs L Durrant
Detached Cottage
Deigate Bank
Weston Hills
Spalding
Lincs
PE12 6DN

Dear Mrs Durrant

Re: 48 & 48A Park Road, Spalding, Lincs

Further to our recent conversation we can confirm that the tenants at your aforementioned properties do not have the use of the land at the side of the property and it is not included as part of their Tenancy Agreements.

Yours sincerely

Mr C A Sewell
Residential Lettings Manager



RICS Members of the National Association of Estate Agents



James R. Smith BSc (Eit Man) FRICS
Russell Gregory MNAEA
Carl A. Sewell