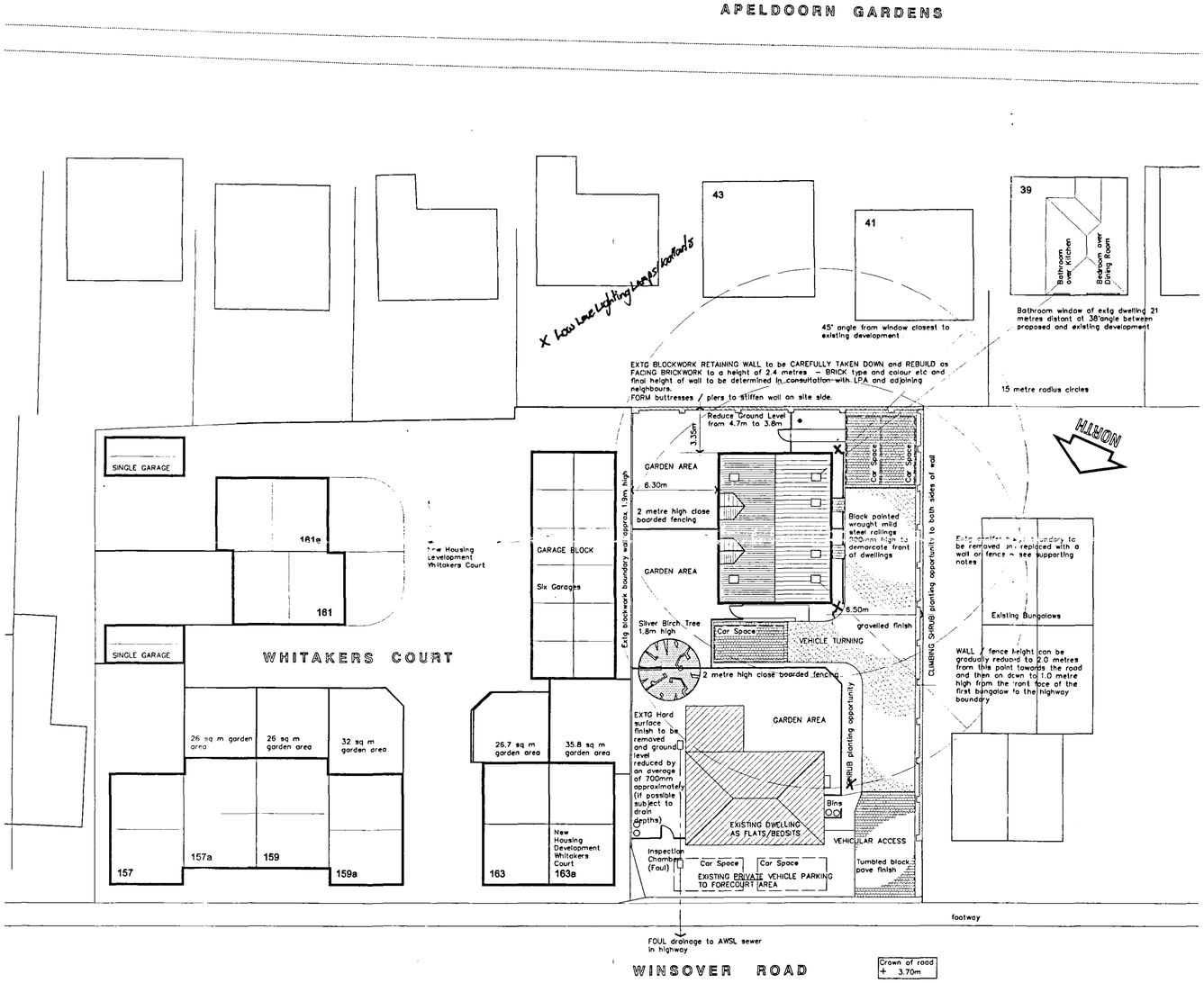
SITE RE-DEVELOPMENT PROPOSAL



BLOCK PLAN

Scale: 1:200

SHDC PLANNING & DEVELOPMENT
25 JUL 2007
Ref. 1007/07

LOCATION PLAN

Scale: 1:1250



REPRODUCED FROM THE ORDNANCE SURVEY 1/1250 SCALE MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE
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NOTES ON THE DEVELOPMENT PROPOSALS

OBJECTIONS AND ISSUES RAISED IN CONNECTION WITH PROPOSALS IN THE EARLIER APPLICATION THAT WAS WITHDRAWN

OVERLOOKING OF 39 & 41 APELDOORN GARDENS

On plan the window to window distances within a 45° splay from the closest window on the proposed is over 21 metres and at an angle of 38° these would be windows at first floor level.
Velux rooflights are being used to the First Floor bedrooms to restrict any downward overviewing as may be seen on the section drawing number 27A. The only dormer window is to the Bathroom which will be opaque glazed. This is on the north east elevation which looks on to the garage block roof of the adjoining recent development of Whitakers Court.

CAR SALES

If permission is granted then immediately prior to construction operations all business in connection with the display, sale, maintenance and repair of motor vehicles will cease. The 'forecourt' will be for private vehicle parking only. This can be seen as a Planning gain as it will provide some relief to the present parking congestion in that immediate area.

LEYLANDII HEDGE

Following the resolution of the dispute of ownership of the hedge it is proposed to remove the non-indigenous leylandii hedge and replace it with a wall. This will be a permanent structure that requires only nominal periodic maintenance and provides a good backdrop for planting to be trained up against. If the LPA has reservations about a wall then it could equally well be a wall with fencing, a fence or even a newly planted hedge of a plant species more appropriate to an urban environment of this part of the country.

EXISTING FLATS / BEDSITS OF 165

The existing flats / bedsits will gain a larger and better external amenity space with a safer and private access egress to the building and site. Parking will be accommodated off road which will benefit the area generally.

DETERMINED PLAN

AMENDMENTS

A 04.05.06 Alterations to dwellings to improve neighbour privacy. Notes added to explain ameliorative measures. Privacy distances indicated – 45°rule
B 14.06.06 Rearward boundary blockwall to be re-built as a brick wall – as per telephone conversation with D Gedney SHDC Planning Dept. (12.06.06)

L. A. Building Design
Architectural and Surveying Practice
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Telephone/Fax: Spalding (01775) 711437

Peter S Lithgow MCIOB MCIAT
Member of the Chartered Institute of Building and
Member of the Chartered Institute of Architectural Technologists

project
Proposed Site Re-Development of Car Sales Yard at 165 Winsover Road, Spalding, Lincolnshire, PE11 1HH

client
INTERCON ASSET PROTECTION LTD

drawing
BLOCK PLAN AND LOCATION PLAN

Planning Drawing

date	scale(s)
October 2005	1:200 1:1250
drawn by	checked
Peter Lithgow	PSL
job no	drawing no
03/16	25B