APPLICATION NO. : H22.0619.92

CONTENTS PAGE (30 PAGES and OVER)

	PAGE
CONTENTS PAGE	1
DECISION NOTICE	2
LOCATION PLAN	3
APPLICATION FORM	4-7
CHECK SHEETS AND FRONT FILE SHEET	8-10
ALL OTHER CORRESPONDENCE	11-22
APPEAL DOCUMENTATION	23-55
~~ALL OTHER DRAWINGS~~	
DRAWINGS	56-61
POST DECISION AMENDMENTS (FORMS, CORRESPONDENCE, PLANS, ETC)	✓

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H22/0619/92 Received:05-JUN-92 Type:FULL

Name: Mr and Mrs R W White
Hallgate
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Two Bedroom House and Garage

Location : Adj to 54 Austendyke Road Weston Hills
Spalding Lincs

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

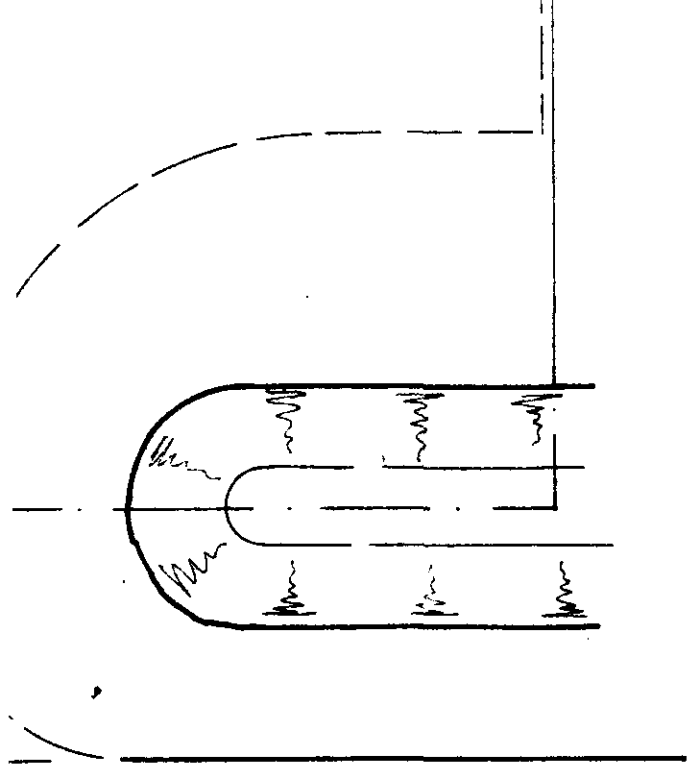
1 In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that site is too narrow which is highlighted by the need of shared access and turning facilities to the front of, and very close to both the proposed and existing properties.

Director of Planning and Building Control Services
16-JUL-92 H22/0619/92

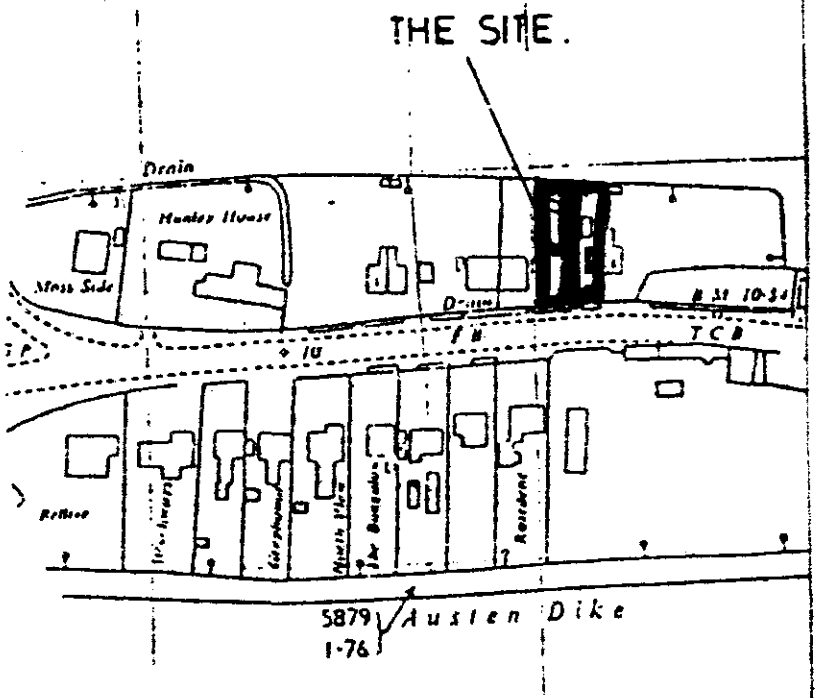
This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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)



T.



LOCATION PLAN

SCALE : 1/2500.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/0619/92

Date Registered 05 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. R. W. WHITE
HALLGATE.
HOLBEACH.
SPALDING.
LINCS.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. HOL 378553.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ADJACENT TO 54 AUSTENDYKE ROAD, WESTON HILLS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TWO BEDROOM HOUSE & GARAGE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.

Signed... G. R. Merchant Date... 28.4.92...

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 Certificate**

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 previous 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 building(s)	✓
(ii) Alterations or extension	
(iii) Change of use	

B. If new dwellings are proposed, please state how many: 1.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A. sq. metres

B. Please state size of any new structure:- (a) max. height: 7.5 metres
(b) max. length: 7.7 metres
(c) max. width: 5.4 metres

C. Please state type and colour of materials for facing external walls: BLABY ELIZABETHIAN RIDGE

D. Please state type and colour of roofing materials. SANDTOFT CALEDONIAN SLATE - SMOOTH GREY.

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. GARDEN.

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: AUSTENDYKE ROAD.
Will there be --
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site? GARAGE.

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 of 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

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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		→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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).

OWNERS.

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.** You can use the notice at the bottom of the form to send to the owner. (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 J.A. Maclaurt (~~Applicant~~/Agent) Date 28.4.92

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.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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.A. Maclaurt ~~Applicant~~/Agent) Date 28.4.92

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

otes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJW
date: 16-6

Case Officer Conclusions (issues)

House instead of bungalow.
narrow plot ∴ house narrow + tall. the drive is nearly ½ width of proposed house + gap between two properties is under ½ than proposed house, could look pushed in.

Case Officer Recommendations (summary) GRANT REFUSE ?
(details overleaf)

Recommended approvals –

Departure from policy — Yes ---- No ----

Ward member request — Yes ---- No ----

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? No / Yes / Yes ---- No ----

Other circumstances needing Committee decision — Yes ---- Flagged by Senior Officer Signed ..... — No ----

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ---- Nil fees (not first Submission) / Other info. viz: Signed ..... — Yes ----

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED Pan/12-6-92 previous refusals

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): D2 n/1
52+54 Dunstandyke Rd.
Weston Hills
Spalding
Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. P1247

Date First Received 05 JUN 1992

REGISTRATION

REFERENCE H22/0619/92

Cross-Ref B

Date 8/6/92

VALIDATION Date 8/6/92

Type Full Earliest permission date (Cert B) .....

Site area ..... No. of dwellings 1 Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:

Certificate ☐
Site plans ☐
Description ☐

Accuracy ☐
Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees:

Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 9.6.

Index Sheets 222 OS Nos ..... Grid Ref 5[illegible]0 3[illegible]0

Ward X Parish [illegible]

Inside IBD YES Inside LP Area NO

TR Burial	☐	C1	☐	Grade
TR Bypass	☐	L3	☐	
Level crossing	☐	TPO	☐	
Footpath	☐	Other:		

Linked to site.....Ref...994.. Linked to property.....Ref.....

Planning Records:
Earlier apps 106/79
TD 9/91

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

RECEIVED
18 JUN 1992 PJ
Attention of
DPO NRM
DDPO DS
JC ACP
Action by
Copies with
File Nos.
Your Ref.
YES/NO

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/619/92/JAM

Date 12 June 1992

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. R.W. WHITE
DWELLING ADJ. 54 AUSTENDYKE ROAD, WESTON HILLS

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are privately owned and maintained.

Upon receipt of full details my Board will be recommended to grant approval for increased surface water run-off to be discharged directly into their watercourse via an approved outfall.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

In this eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J T Ebey

ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.PE12 6UG

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

SOUTH HOLLAND District Council Application Reference H22/0619/92

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	8	6	2	1	8

2. Address or location

ADJ TO 54 AUSTENDYKE ROAD, WESTON HILLS.

3. Name, classification and number of road

I

4. Date application referred 11-6-92

5. State whether outline, detailed application etc.

FULL

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

HOUSE & GARAGE

7. 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:—

Delete as appropriate

~~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: 11-6-92 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) The access and turning facilities for both the existing and proposed dwellings shall be provided as shown on the submitted drawing NO F W W/1B before the new dwelling is occupied

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

Note:— use continuation sheet(s) as necessary.

PLANNING COMMITTEE - 14th July, 1992

548. PLANNING APPLICATIONS (Continued)

(b) Applications Refused (Continued)

Plan No. and Applicant		Proposal
H16/0518/92 Kiddicare		Change of use of disused Telephone Exchange to retail sales (ground floor) and storage of goods (first/second floor) at former Telephone Exchange, Gore Lane, Spalding.
H15/0556/92 D C Stanhope	O.A.	Dwelling on land adjoining Scheveningen, Quadring Bank Road, Quadring.
H13/0519/92 Mr A Harrison	O.A.	Residential Development - One plot at Fengate Road, Moulton Chapel.

(Councillor N P Judge MBE declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H09/0640/92 Mr and Mrs U Hilliam		Change of use to residential and plant storage without limited period imposed by Condition No 6 of H09/0357/92 at Nutts Lane, Holbeach St Johns.
H22/0619/92 Mr and Mrs R White		House and garage adjacent to 54 Austendyke Road, Weston Hills.
H23/0667/92 Ashwood Homes		Two cottages and garages at Roman Bank, Saracens Head.
H18/0678/92 Trustees of L A Walton	O.A.	Bungalow and garage, including details of means of access at rear of Glenada, Wharf Street, Sutton Bridge.

(c) Applications Deferred

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant		Proposal
H08/0266/92 National and Provincial Building Society		Modification of Condition 6 (lighting scheme) of H08/0977/86 - Residential development at Gosberton Hall Site, High Street, Gosberton.

(To enable the Director of Planning and Building Control Services to negotiate with the applicants a satisfactory amended lighting scheme.)

H05/0431/92 H Payne	O.A.	Garden and farm sales with associated vehicle parking at Anglia Motel, A17 Trunk Road, Fleet.

(To enable the application to be considered at the same time as application reference H05/0088/92 which is currently being discussed with the applicants.)

H16/0548/92 Boston & South Holland ITEC	Advertisement consent for two wall signs at 27/29 The Crescent, Spalding.

(To enable the Director of Planning and Building Control Services to discuss with the applicants the provision of a more suitable sign.)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H22/0619/92 Received:05-JUN-92 Type:FULL

Name: Mr and Mrs R W White
Hallgate
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Two Bedroom House and Garage

Location : Adj to 54 Austendyke Road Weston Hills
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that site is too narrow which is highlighted by the need of shared access and turning facilities to the front of, and very close to both the proposed and existing properties.

Authorised to issue:

15-JUL-92 H22/0619/92 AD...A.....DC.A.....

17/7

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

Otto

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0619/92 Type: FULL

Applicant: Mr and Mrs R W White
Tel:

Agent: G R Merchant
0406 370853

Description: Two Bedroom House and Garage

Location: Adj to 54 Austendyke Road
Weston Hills
Spalding
Lincs

Valid date: 05-JUN-92
Target dates:
To case officer 10-JUN-92
Inspected by 15-JUN-92
Extra contacts 20-JUN-92
Report if not clear by 10-JUL-92

Terminal date: 31-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Weston PC	0406 370669	10-JUN-92	24-JUN-92	
Cllr T Barker	0406 380787	10-JUN-92	24-JUN-92	Refuse no small
L.C.C – Obs attached		letter 11/6/92.		
Owner/Occ, 52 Austendyke Road		17-JUN-92	01-JUL-92	
Owner/Occ, 54 Austendyke Road.		"	"	

SITE DETAILS

Grid ref: 528620 321870
OS Sheets: 222 Parcel:

APPLICATION REFERENCE: H22/0619/92 DATE RECEIVED: 05-JUN-92

APPLICANT: Mr and Mrs R White
Hallgate
Holbeach
Spalding
Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Full

DESCRIPTION: Two bedroom house and garage.

LOCATION: Adjacent: 54 Austendyke Road, Weston Hills, Spalding,

Parish Council: No response.

Ward Member: Object site too small.

County Highways: Request conditions.

PREVIOUS DECISIONS
H22/0929/91 - 2 bedroomed bungalow - Refused.
H22/0106/91 - 2 bedroomed bungalow - Refused.

PLANNING ISSUES
1 The previous application on this site have been for bungalows. This application is for a 2 bedroomed house with garage.
2 The previous applications were refused on the basis that the site is too small and would appear cramped and out of character with this rural area. The site is 8.8 metres wide and despite a house covering less ground area than a bungalow the proposal would still appear cramped from the road. My opinion has, therefore, not changed.

RECOMMENDATION - Refuse permission.
1 In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that the site is too narrow which is highlighted by the need of shared access and turning facilities to the front of, and very close to both the proposed and existing properties.

Committee

Mr P Udy

PJU/WL

Cllr T. Barker
49 Backgate
Cowbit
Spalding
Lincs. PE12 6AP

1 July 1992

Dear Cllr Barker,

Responses to Planning Applications - H01/0457/92
H22/0619/92, H22/0669/92, H01/0676/92 and H16/0683/92

Further to your telephone call with my Planning Assistant, Mr Udy, I write to confirm your responses.

H01/0457/92 - Mr and Mrs Merton. Detached dwellinghouse, land adjacent 80 Stonegate, Cowbit.
Object, four bedroom house is too big for the plot.

H22/0619/92 - Mr and Mrs White. Two bedroom house and garage, adjacent 54 Westendyke Road, Weston Hills.
Object, site too small, comments same as for previous applications which have been refused.

H22/0669/92 - Mr R L Biggs. New chalet bungalow and double garage, Tolgate Farm, Fourteen Drove, Weston Hills
Support. Farm a lot of land around this site

H16/0683/92 - Biggs Bros. Residential development, Whaplode Fen Mill Lane, Cowbit
Object. Unsuitable for Whaplode Division

H01/0676/92 - [illegible] Cowbit. [illegible]
[illegible]
[illegible]

Unless I hear from you within the next seven days I shall assume that these responses are correct and act upon the applications accordingly.

Yours faithfully,

N R Midlen
Principal Planning Officer
(Development Control)

APPLICATION REFERENCE: H22/0106/92 DATE RECEIVED: 27 01 92

APPLICANT: Mr & Mrs R W White
Hallgate
Holbeach
Spalding
Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 25 MAR 1992

TYPE: Full

DESCRIPTION: Two bedroomed bungalow

LOCATION: 54 Austendyke Road, Weston Hills

Parish Council: No Response.

Ward Member: Out of character, tight, set precedent.

County Highways: Request condition.

PREVIOUS DECISIONS
H22/0929/91 - 2 bedroomed bungalow - Refused.

PLANNING ISSUES

1 The previous application was refused on the basis that the proposal would appear cramped, be out of character and set a precedent for similar infilling. The proposal also included rear turning space which would use a significant amount of rear garden area.

2 This proposal has moved the turning area to the front of the new bungalow and existing house. This overcomes part of the problem but I do not consider that the issue of the site appearing cramped has been or can be overcome.

RECOMMENDATION - Refuse Permission.

In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that the site is too narrow which is highlighted by the need of shared access and turning facilities to the front of, and very close to both the proposed and existing properties.

BRIAN SMITH DipTP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H22/0929/91 Received:04-OCT-91 Type:FULL

Name: Mr & Mrs R W White
Hallgate
Holbeach
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs PE12 6UG

Description: 2 bedroom bungalow

Location : 54 Austendyke Road Weston Hills
Spalding Lincs

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

1 In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that the site is too narrow which is highlighted by the need for a shared 3 metre access which passes very close to both the proposed and existing dwellings. This would be to the detriment of the future occupiers of the proposed bungalow owing to the main door opening onto this driveway. The turning and parking area is located to the rear of both dwellings and this constitutes an unacceptable situation owing to the amount of rear garden used for this purpose.

B Smith.

Director of Planning and Building Control Services
02-JAN-92

H22/0929/91

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.

APPLICATION REFERENCE: H22/0929/91 DATE RECEIVED: 07 10

APPLICANT: Mr & Mrs R W White
Hallgate
Holbeach
Spalding
Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs
PE12 6UG

TYPE: Full

DESCRIPTION: 2 bedroom bungalow

LOCATION: 54 Austendyke Road, Weston Hills

Parish Council: No comment.

County Highways: Request conditions.

Public Objections: No response.

PLANNING ISSUES

1 The site is a total of 12.3 metres wide and 35 metres deep. It is proposed to erect a small bungalow which will share a driveway which will also serve the house to the east, No 54. A bungalow is to the west of the site.

2 The main issue is the width of the plot which results in the shared drive being very close to both the existing and proposed dwelling to the detriment of both. The vehicles using the drive would pass very close to the doorway of the new bungalow. The turning bays for both dwellings uses a major part of each rear garden.

CONCLUSIONS

1 It is my opinion that the site is too narrow and will appear out of character with this rural area which has wider plots. The shared access arrangement is unacceptable owing to its proximity to either dwelling and the use of rear garden space for turning and parking space.

PLANNING OFFICER'S RECOMMENDATION - Refuse Permission.

In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that the site is too narrow which is highlighted by the need for a shared 3 metre access which passes very close to both the proposed and existing dwellings. This would be to the detriment of the future occupiers of the proposed bungalow owing to the main door opening onto this driveway. The turning and parking area is located to the rear of both dwellings and this constitutes an unacceptable situation owing to the amount of rear garden used for this purpose.

TOWN AND COUNTRY PLANNING ACT 1971

APPROVAL OF RESERVED MATTERS

REFERENCE : H13/0168/90

DATE RECEIVED : 15 2 90

APPLICANT : D G M Properties Ltd
Dozens Bank
Pode Hole
Spalding
Lincolnshire

AGENT : G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincolnshire
PE12 6UG

TYPE : RM GRID REF : 530650 323140

DESCRIPTION : Erection of house with parking space

LOCATION : Adjacent: 23 Bakestraw Gate, Moulton, Spalding, Lincolnshire

The South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED in respect of the above details in accordance with the application and plans submitted, for the purpose of the conditions imposed on the grant of outline planning permission, subject to any condition(s) set out below:

1 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, no development of any discription within Class A of that order shall be carried out.

Reason: To ensure adequate levels of amenity for future occupants of the dwelling.

B Smith.

District Planning Officer
9 May 1990 (C)

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

APPEAL
FILE

The Planning Inspectorate

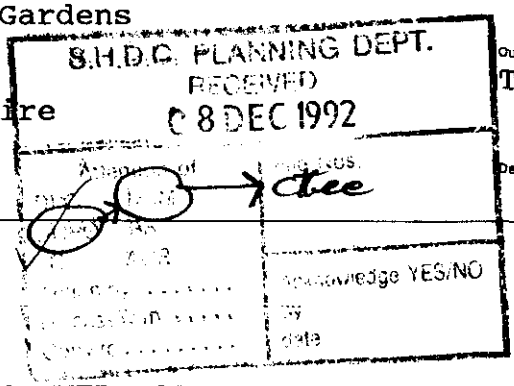
An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218927
Switchboard 0272-218811
Fax No 0272-218769
GTN 1374

G R Merchant, Esq.
4 Chapel Gardens
Whaplode
SPALDING
Lincolnshire
PE12 6UG

Your Ref:



Our Ref:
T/APP/A2525/A/92/212512/P8

Date: 07 DEC 92

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY: MR AND MRS R W WHITE
APPLICATION NO: H22/0619/92

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal which is against the decision of the South Holland District Council to refuse planning permission in respect of an application for the erection of a two bedroom house and garage on land at 54 Austendyke Road, Weston Hills. I have considered the written representations made by you and by the Council. I inspected the site on 23 November 1992.

2. From the written representations and my inspection of the site and its surroundings, I consider that the principal issue I have to determine in this case is the effect of the proposal on the character and appearance of the rural area.

3. The appeal site is on the north side of Austendyke Road to the east of the junction with Broadgate. The plot is part of the garden of No.54 and is between that 2 storey semi-detached house and No.52 which is a semi-detached bungalow. The site would be about 8.8m wide and abuts the single storey outbuilding of No.52, to the western side of the appeal plot. Development along the road is generally in a linear form with open fields to the north of the appeal site and adjacent properties.

4. There are no references to relevant planning policies in this case, but the Council's Review of Planning Policies for the Smaller Villages, which was approved by them in May 1990, shows the site as being within the Interim Boundary of Development for Weston Hills.

5. The Council consider that the appeal site is too narrow to accommodate the proposed dwelling without appearing cramped and out of character and that the house would appear out of

100%
RECYCLED PAPER

proportion, as it would be narrower than its height. You disagree and say that the house design, garage and access all comply with current planning and highway requirements for development. You point to a dwelling in Moulton which was allowed, after some difficulty, at detailed stage and say that this is comparable to this application and therefore there is an inconsistency between the decisions and this appeal should be allowed.

6. It seems to me that although the site is as deep as the adjacent plots, it is narrower. It appears to me that the house would probably be little different in height to No's 54 and 56, to the east, but as they are semi-detached houses the combined mass of those dwellings would, in my view, appear quite different to a single narrow 2 storey house, especially as it would also be seen alongside the much lower semi-detached bungalows, to the west.

7. I accept the Council's comment that the cramped appearance would be compounded by the need for a shared access arrangement with No.54. I acknowledge that the proposal may well comply with all planning and highway requirements but, in my opinion, this does not overcome the lack of space about the building as would be perceived by passers-by, particularly as other dwellings in the immediate area are generally set in wider plots.

8. The Council are also concerned that the allowing of this appeal might encourage others to make similar applications. Each application must be judged on its own merits, but it seems to me that there are similar garden areas in the vicinity which might come under pressure for development if this appeal was allowed. I therefore conclude that the proposal would materially harm the character and appearance of the rural area.

9. I have taken into account all other matters raised in the written representations and I find no other matter of such weight as to override the considerations which have led to my conclusions.

10. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir
Your obedient Servant

B. M. Stainthorpe

B M STAINTHORPE DipEstMan FRICS
Inspector

LPA Ref: H22/0619/92

DOE Ref: APP/A2525/A/92/212512

TOWN AND COUNTRY PLANNING (APPEALS)
(WRITTEN REPRESENTATIONS PROCEDURE)
REGULATIONS 1987

APPEAL BY MR AND MRS R W WHITE

Questionnaire and Supporting Documentation from Local Planning Authority

: Questionnaire
: Case for the Local Planning Authority

PART ONE: PLANNING OFFICER'S REPORT

: Copy of Report to Planning Committee dated 14th July 1992
: Extract of Minute of Planning Committee meeting 14th July 1992
: Copy of Decision Notice

PART TWO: BACKGROUND PAPERS

: Copy of Lincolnshire County Council Highway observations
: Copy of Ward Member's observations
: Copy letter from interested parties

PART THREE: MISCELLANEOUS

: Copy of Interim Boundary of Development for Weston Hills
: List of Conditions if the Appeal were to be allowed

PLAN `A' Appeal Site (including Interim Boundary of Development)

B Smith
Director of Planning and
Building Control Services
Council Offices
Priory Road
Spalding
Lincs

APPEAL QUESTIONNAIRE
(revised July 1992)

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT APPEAL

DOE APPEAL REF: APP/A2525/A/92/212512

APPEAL BY: Mr + Mrs R. W. White

GRID REF: 528620 321870

SITE: Adj 54 Austendyke Road, Weston Hills, Spalding, Lincs.

PLEASE SEND THE COMPLETED QUESTIONNAIRE (TOGETHER WITH ANY ENCLOSURES) TO THE INSPECTORATE AND TO THE APPELLANT OR AGENT WITHIN 14 DAYS OF THE DATE YOU RECEIVED THE APPEAL FORM.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to the Inspectorate within 28 days of the date you received the appeal form.

1.	Do the Council agree to the written representations procedure?	YES / ~~NO~~
	OR Do the Council wish to appear before and be heard by an Inspector? (a local inquiry or hearing)	YES / NO
2.	If the written procedure is agreed, could the Inspector see the whole site clearly from a road or other public land?	YES / ~~NO~~
3.	Does the appeal relate to an application for approval of reserved matters?	~~YES~~ / ~~NO~~
4.	Was an Article 12 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?	~~YES~~ / NO / ~~NA~~
5.	Was it necessary for the Council to advertise the proposals under Section 67 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990?	~~YES~~ / NO
6.	Is the appeal site within an approved Green Belt?	~~YES~~ / NO
7.	Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, attach details).	~~YES~~ / NO
	Are there any other appeals or matters relating to the same site or neighbourhood still before the Secretary of State for consideration; or does the development directly affect the line of a footpath, bridleway or highway? (If YES, attach details and, where necessary, give the Department's reference numbers.)	~~YES~~ / NO
9.	Is the site within a Conservation Area/ If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)	~~YES~~ / NO
10.	Does the appeal relate to an application for conservation area consent?	~~YES~~ / NO
11a.	Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building/ (Delete as appropriate)	~~YES~~ / NO
b.	Would the proposed development affect the setting of a listed building?	~~YES~~ / NO
	If the answer to questions 11a or b is YES, please attach a copy of the relevant listing description from the list of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13)	
12.	Has a grant been made under sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?	~~YES~~ / NO
13.	Would the proposals affect an Ancient Monument (whether scheduled or not)?	~~YES~~ / NO

14. Copies of the following documents must, if appropriate, be enclosed with this questionnaire

		the number of documents enclosed	not applicable
a)	any comments or directions received from the secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDO;	1	
b)	any representations received as a result of an Article 12 (or Regulation 6) notice;		☒
c)	a copy of any notice published under Section 67 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and / or Regulation 5;		☒
d)	any representations received as a result of a notice published under Section 67 and/or Section 73 of the Planning(Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		☒
e)	details of any other applications or matters currently before the Council relating to the same site;		☒
f)	In the case of appeals against non-determination, details of considerations likely to have been relevant to the Council's decision;		☒
g)	a list of any conditions or limitations the Council would favour if the appeal were to be allowed;	1	
h)	any other relevant information or correspondence the Council consider the Inspectorate should be aware of.	1	

FOR APPEALS BEING DECIDED BY THE WRITTEN REPRESENTATIONS PROCEDURE

15. If you have not already done so, please notify, in accordance with Regulation 5(1), details of the appeal to authorities and other persons who made representations to you about the application. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

		the number of documents enclosed	not applicable
a)	representations received from interested parties about the original application;	2	
b)	the planning officer's report to committee;	1	
c)	any relevant committee minute;	1	

16. Relevant plans and policies;
Please enclose extracts of relevant policies and plans and explanations of these. Each extract should include the front page, showing the title of the plan and date of approval or adoption. Where plans and policies have not been approved or adopted, the stage and status of the plan should be given — 1

17. Do the documents listed above comprise the Council's full statement of case? YES / ~~NO~~

Council's reference: Appeal No. 30/92

I certify that a copy of this appeal questionnaire and any enclosures have on this say day been sent to the appellant or agent.

Signature B Smith on behalf of South Holland Council

Date of despatch 15 Oct 92

NB: Please alert the Inspectorate to any changes in circumstances occurring after the return of this questionnaire.

HMSO Bristol DTP101731

STATEMENT

1. The site is only 8.8 metres wide and is currently side garden of a house; 54 Austendyke Road. To the west of the site is a pair of bungalows.

2. Owing to the width of the site the house is narrower than it is high and consequently looks out of proportion. The paired access arrangement also helps reinforce the impression that the site is of insufficient width to accommodate a dwelling without it looking cramped. It does not sit at ease on the site.

3. This would result in the proposed development appearing out of character with the surrounding development which are on reasonably substantial sites and spaced out.

4. The application referred to in Moulton does not require a shared or paired access and has a wide frontage (17.4 metres) and narrows to 6.4 metres at the rear. Its appearance is therefore different to this site.

5. It is considered by the Local Planning Authority that the proposed development is unsatisfactory on the basis of the above points and that the appeal should be dismissed.

LPA Ref: H22/0619/92

DOE Ref: APP/A2525/A/92/212512

TOWN AND COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS PROCEDURE) REGULATIONS 1987

APPEAL BY MR AND MRS R W WHITE

PART ONE: PLANNING OFFICER'S REPORT

B Smith
Director of Planning and
Building Control Services
Council Offices
Priory Road
Spalding
Lincs

APPLICATION REFERENCE: H22/0619/92 DATE RECEIVED: 05-JUN-92

APPLICANT: Mr and Mrs R White
Hallgate
Holbeach
Spalding
Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 14 JUL 1992

TYPE: Full

DESCRIPTION: Two bedroom house and garage.

LOCATION: Adjacent: 54 Austendyke Road, Weston Hills, Spalding,

Parish Council: No response.

Ward Member: Object site too small.

County Highways: Request conditions.

PREVIOUS DECISIONS
H22/0929/91 - 2 bedroomed bungalow - Refused.
H22/0106/91 - 2 bedroomed bungalow - Refused.

PLANNING ISSUES
1 The previous application on this site have been for bungalows. This application is for a 2 bedroomed house with garage.
2 The previous applications were refused on the basis that the site is too small and would appear cramped and out of character with this rural area. The site is 8.8 metres wide and despite a house covering less ground area than a bungalow the proposal would still appear cramped from the road. My opinion has, therefore, not changed.

RECOMMENDATION - Refuse permission.
1 In the opinion of the Local Planning Authority the proposed development would appear cramped and out of character with this rural area and would also set an unacceptable precedent for future similar development. It is considered that the site is too narrow which is highlighted by the need of shared access and turning facilities to the front of, and very close to both the proposed and existing properties.

LPA Ref: H22/0619/92

DOE Ref: APP/A2525/A/92/212512

TOWN AND COUNTRY PLANNING (APPEALS)
(WRITTEN REPRESENTATIONS PROCEDURE)
REGULATIONS 1987

APPEAL BY MR AND MRS R W WHITE

PART TWO: BACKGROUND PAPERS

B Smith
Director of Planning and
Building Control Services
Council Offices
Priory Road
Spalding
Lincs

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

RECEIVED
18 JUN 1992 PJ

Attention of		File Nos.
DPO	NRM	
DOPO	BS	
JC	ACP	
Action by		Acknowledge YES/NO
Discuss with		
Copy to		

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-F/619/92/JAM **Your Ref.**

Date 12 June 1992

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. R.W. WHITE
DWELLING ADJ. 54 AUSTENDYKE ROAD, WESTON HILLS

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your consideration and clients attention.

I note a foul sewer connection is proposed and that soakaways are intended for the disposal of roof water run-off. I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off creating embarrassment. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced.

Any watercourses adjoining the site are privately owned and maintained.

Upon receipt of full details my Board will be recommended to grant approval for increased surface water run-off to be discharged directly into their watercourse via an approved outfall.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

In this eventuality, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Ebey

ENGINEER TO THE BOARD

Mr. G.R. Merchant,
4 Chapel Gardens,
Whaplode,
Spalding,
Lincs.PE12 6UG

LPA Ref: H22/0619/92

DOE Ref: APP/A2525/A/92/212512

TOWN AND COUNTRY PLANNING (APPEALS)
(WRITTEN REPRESENTATIONS PROCEDURE)
REGULATIONS 1987

APPEAL BY MR AND MRS R W WHITE

PART THREE: MISCELLANEOUS

B Smith
Director of Planning and
Building Control Services
Council Offices
Priory Road
Spalding
Lincs

South Holland District Council

REVIEW OF

INTRODUCTION

South Holland District Council is continually reviewing its planning policies for the development of the many smaller villages in the District. There are more than 40 of these smaller villages, each with its own characteristics and community, and particular development needs.

The overall strategy for new development in the District rightly concentrates new development in the towns and larger villages. These are the centres of employment, education, services and facilities for the majority of the population to live. This strategy also protects the smaller villages from over-development and safeguards the environment of the open countryside and the importance of high grade agricultural land.

THE SMALLER VILLAGES

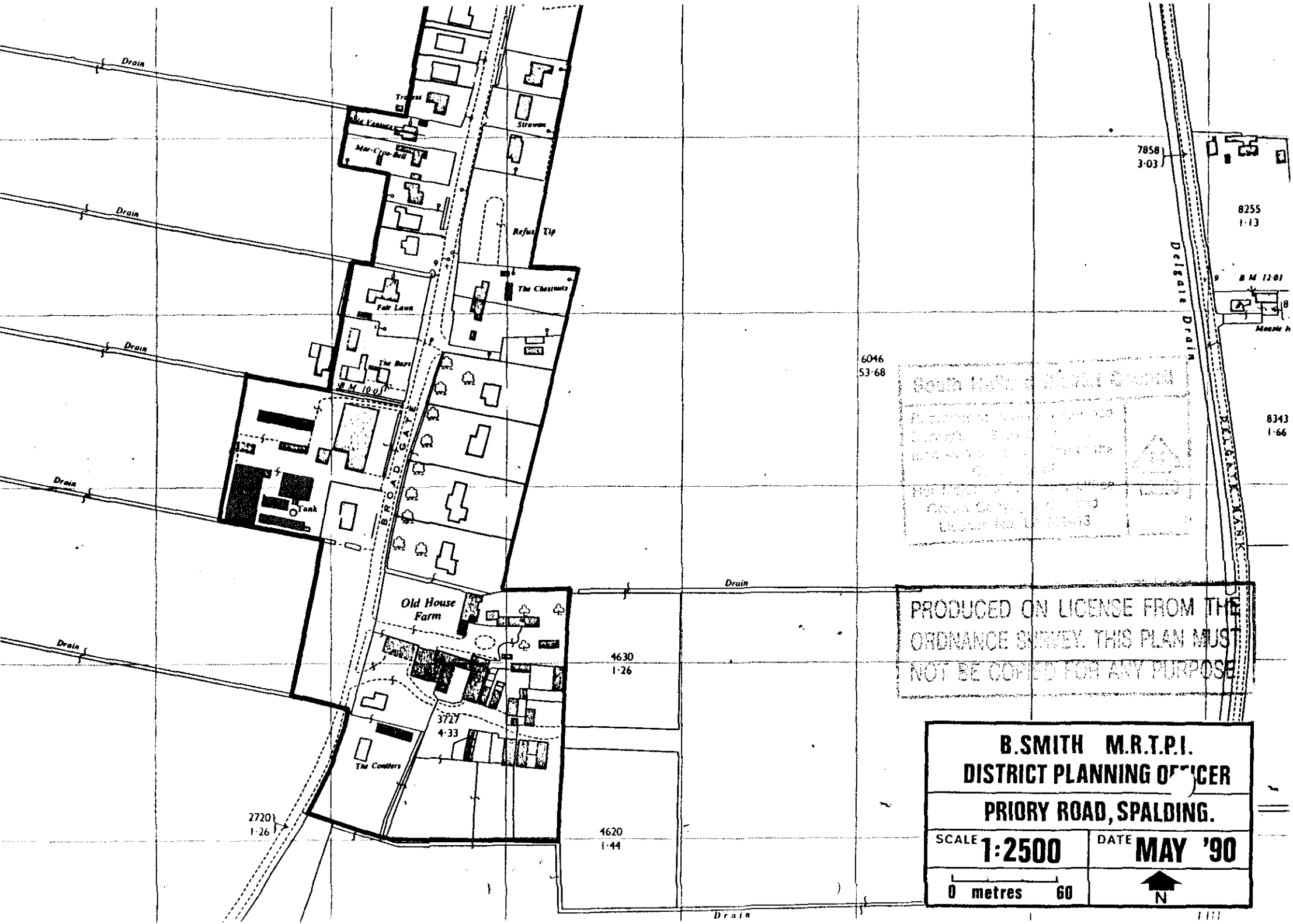
It is vitally important that the smaller villages should continue to develop sufficiently to meet the housing needs of the local community and those who wish to live close to local places of work. The Council is aiming to identify sufficient opportunities for housing development to meet the needs of each village in the next five years or so, and that the scale and location of this development will be in keeping with the size and character of each village. At the same time the Council is mindfull of each settlements longer term development needs.

When carrying out this review the Disrtict Council invited the local community to express its views about the development of its village and the Council has taken those into account before making its final decision. Consultations have also taken place with Parish Councils, Statutory Undertakers, Drainage Boards etc.

Now that the completed review has been published it will provide local people and those with interests in development to know with certainty the District Council's planning policies for those areas which may be developed, any particular requirements for that development and those areas in which no development is envisaged. This will also enable other authorities responsible for providing facilities and services to be certain about the Council's aims and planning policies for each village and to plan their investments and activities accordingly.

APPROVED BY FUL

This map is indicative only. A
definitive approved boundary o
Planning Department and is ava


Drain
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Refuse Tip
The Chestnuts
Fair Lawn
The Barn
Tank
Old House Farm
The Conifers
Delgate Drain
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8255
1·13
6046
53·68
8343
1·66
4630
1·26
3727
4·33
4620
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2720
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PRODUCED ON LICENSE FROM TH
ORDNANCE SURVEY. THIS PLAN MUST
NOT BE COPIED FOR ANY PURPOSE
B.SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER
PRIORY ROAD, SPALDING.
SCALE 1:2500
DATE MAY '90
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N

THE PLANNING POLICIES FOR THE SMALLER VILLAGES

Weston Hills - AUSTENDYKE

DEVELOPMENT IN WESTON HILLS - AUSTENDYKE

The Interim Boundary of Development (IBD) for Weston Hills - Austendyke is shown overleaf.

Area A: Identified on the plan is excluded from within the boundary, but there is potential for residential redevelopment should the existing haulage business wish to relocate.

At the southern end of the village along Broadgate there are two areas which are evidently suitable for small estate developments.

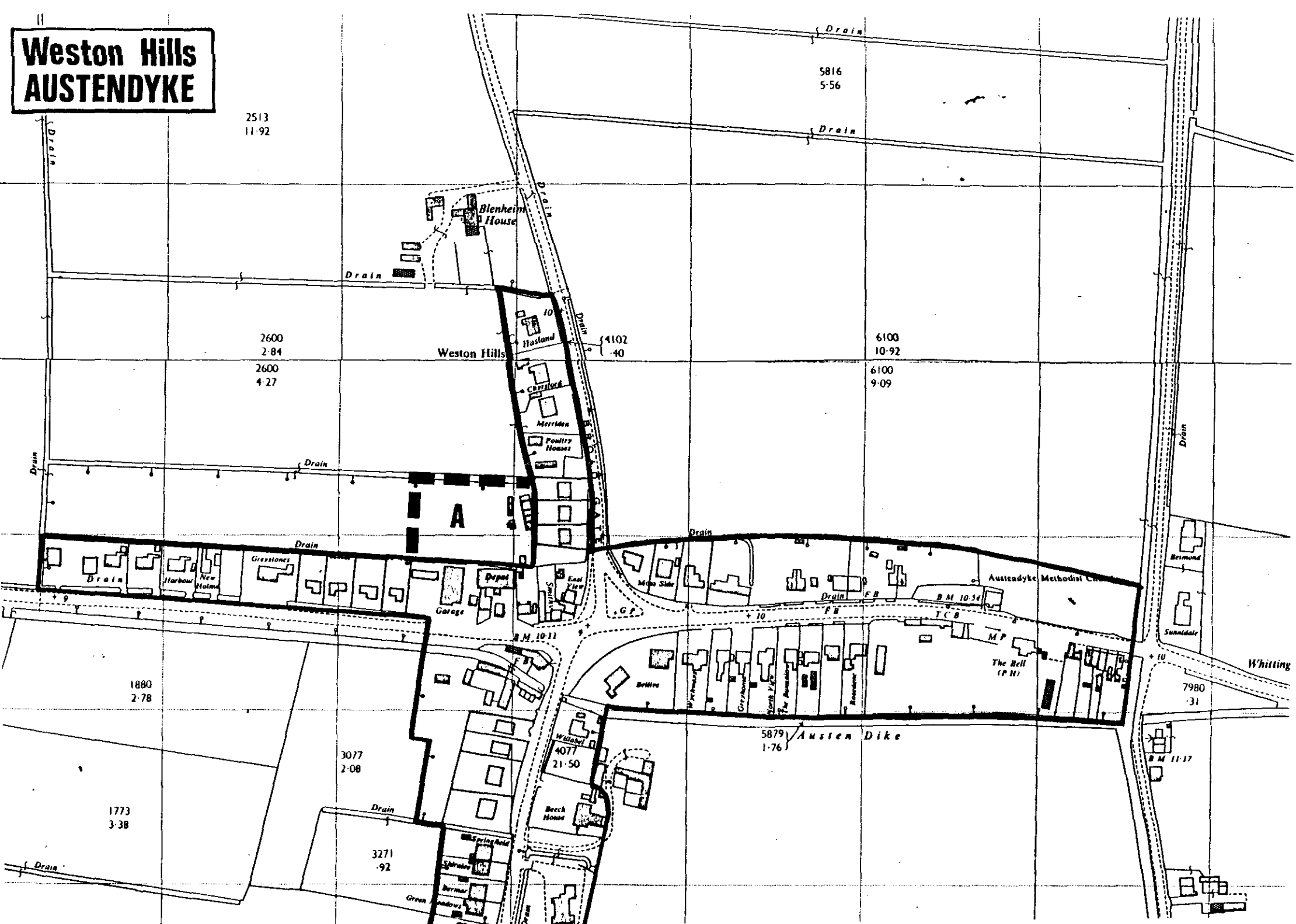
Apart from these two areas identified as appropriate for depth development, the new IBD has been drawn to provide a notional depth of about 30 metres signifying frontage development only. Existing rear curtilages have been encompassed in some cases but the principle of frontage remains.

Despite a general presumption in favour of development proposals within the IBD, it is emphasised that individual proposals for housing development should be of a scale in character sympathetic to the size and appearance of the particular village and that such proposals for development will be assessed in relation to their impact on the nature, scale and density of existing development in the village. Additionally it should not be assumed that planning permission will always be granted on a frontage plot, since some areas need to remain undeveloped because of the importance of the site to the village character and environment.

. COUNCIL 9th MAY 1990

1:2500 scale plan showing the development is held in the lable for inspection if necessary.

Weston Hills
AUSTENDYKE



LIST OF CONDITIONS IF APPEAL WERE TO BE ALLOWED

1. Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

   Reason: In the interests of visual amenity.

2. The approved scheme of (landscaping) (screening) shall be carried out in its entirety within a period of two years beginning with the date on which (development of the land) (use hereby permitted)is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

   Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3. The access and turning facilities for both the existing and proposed dwelling shall be provided as shown on the submitted drawing No R.W.W/1B before the new dwelling is occupied.

   Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

LPA Ref: H22/0619/92

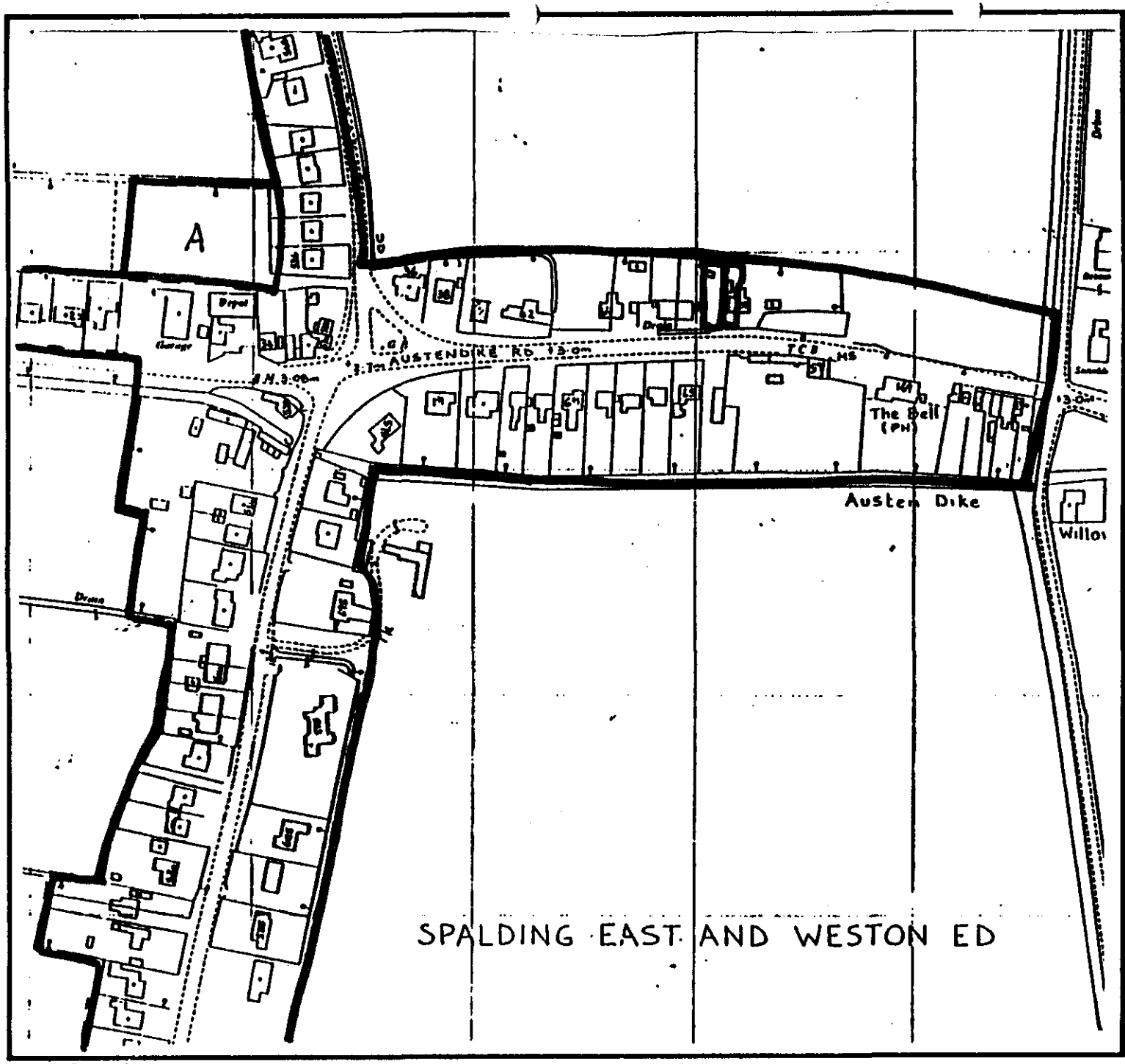
DOE Ref: APP/A2525/A/92/212512

TOWN AND COUNTRY PLANNING (APPEALS)
(WRITTEN REPRESENTATIONS PROCEDURE)
REGULATIONS 1987

APPEAL BY MR AND MRS R W WHITE

PLAN 'A'

B Smith
Director of Planning and
Building Control Services
Council Offices
Priory Road
Spalding
Lincs



SOUTH HOLLAND
DISTRICT COUNCIL
PLANNING DEPARTMENT

APPEAL BY

MR. & MRS. R.W. WHITE

Appeal Site

Other Land in Ownership

Development Boundary

B.SMITH M.R.T.P.I.
DISTRICT PLANNING OFFICER

PRIORY ROAD, SPALDING.

SCALE 1:2500	DATE OCT. '92
PLAN 'A'	N

ADMEL P/1/504

Planning Inspectorate

Department of the Environment

FOR OFFICIAL USE ONLY
Date received

Planning Appeal to the Secretary of State

Town and Country Planning Act 1990
Town and Country Planning General Development Order

S.H.D.C PLANNING DEPT.
RECEIVED
25 SEP 1992
DPO NPM
SO ACP
JC
Action by
Discuss with
Copy to
Acknowledge YES/NO
by
date

Please complete this form clearly and send one copy to the Inspectorate and one copy to the local planning authority.

A. Information about the appellant(s)

Full Name(s) MR & MRS. R.W. WHITE.

Address HALLGATE. HOLBEACH.
SPALDING. LINCS. Postcode

Daytime Telephone Number 0406 22439 Reference

Agent's name (if any) G.R. MERCHANT.

Agent's address 4 CHAPEL GARDENS. WHAPLODE.
SPALDING.
LINCS. Postcode PE12 6UG.

Daytime Telephone Number 0406 370853. Reference

B. Details of the appeal

Name of local planning authority (LPA)

SOUTH HOLLAND DISTRICT COUNCIL.

Description of the development

TWO BEDROOM HOUSE & GARAGE.

Address of the site
ADJACENT TO
64 AUSTENDYKE ROAD.
WESTON HILLS.
SPALDING. LINCS.

National Grid Reference (see key on Ordnance Survey Map for instructions). Grid letters: Grid Numbers e.g. TQ

Date and reference no. of application against which you are appealing. H22/0619/92 28.4.92.

Date of LPA decision (if any). 16TH JULY 1992

(REV AUG 90)

(✓ tick appropriate boxes on this page)

C. Procedure

Do you agree to the written procedure? (i.e. an exchange of written statements with the LPA plus a visit to the site by a Planning Inspector.) ☑

OR

Do you wish to appear before and be heard by an Inspector? (i.e. a local inquiry or hearing.) ☐

If you agree to the written procedure, could the Inspector see the whole site clearly from the road or other public land? YES ☑ NO ☐

D. Supporting Documents

- You must enclose a copy of each of the following with the appeal form sent to the Inspectorate.

✓

☑ the application made to the LPA;

☑ any section 66 certificate submitted to the LPA;

☑ the appropriate section 66 certificate for this appeal (look at the Notes then tick a box to show which certificate you have enclosed) NB. you should also enclose a copy of the Notice if you have completed Certificate B, C or D;

A ☑ B ☐ C ☐ D ☐ Notice ☐

☑ each of the plans, drawings and documents sent to the LPA as part of the application they considered;

☑ the LPA's decision (if any);

☑ all other relevant correspondence with the LPA;

☑ a plan showing the site, marked in red, in relation to two named roads (preferably on an extract from the relevant 1:10,000 OS Map).

- You should also enclose copies of the following, if appropriate;

☐ any notice and the appropriate certificate provided to the LPA in accordance with section 65 of the Act;

☐ if the appeal concerns reserved matters, the relevant outline application, plans submitted and the permission;

☑ any other plans, drawings and documents sent to the LPA but which did not form part of the application (e.g. drawings for illustrative purposes);

☑ any additional plans or drawings relating to the application but not previously seen by the LPA. Number them clearly and note the numbers here: Rww.1 & Rww.1A.

E. The Appeal

THIS APPEAL IS AGAINST

✓ the decision of the LPA.

☑ 1. *refusing / ~~granting subject to conditions~~, planning permission for the development described above;

☐ 2. *refusing / granting subject to conditions, approval of the matters reserved under an outline planning permission;

☐ 3. refusing to approve any matter (other than those mentioned in 2 above) required by a condition on a planning permission

OR

☐ 4. the failure of the LPA to give notice of their decision within the appropriate period on an application for permission or approval.

*Strike out the words that do not apply in your case

F. Grounds of Appeal

If you have agreed to the written procedure you **MUST** make your FULL STATEMENT OF CASE here; if you do not your appeal may be invalid. If you have not agreed to the written procedure, you should give a brief outline of your case.

ON 4.9.91 MR & MRS. WHITE MADE APPLICATION TO L.P.A FOR A 2 BEDROOM BUNGALOW H22/0929/91. REFUSED 2.1.92 (COPY OF REFUSAL ENCLOSED).

RE-APPLICATION 24.1.92 FOR 2 BEDROOM BUNGALOW H22/0106/92 WHICH TRIED TO ADDRESS THE PREVIOUS REFUSAL REASONS PARKING TO FRONT, THUS AVOIDING VEHICLES PASSING ALONGSIDE FRONT DOOR. REFUSED 31.3.92 (COPY OF REFUSAL ENCLOSED).

MR. WHITE SPOKE TO VARIOUS MEMBERS OF THE PLANNING COMMITTEE, A SUGGESTION WAS MADE TO TRY A HOUSE INSTEAD OF BUNGALOW. ONE MEMBER SAID IF AN OUTLINE APPLICATION WAS APPLIED FOR WITH A MORE RED LINE AROUND AN ORDNANCE SURVEY PLAN IT WOULD HAVE HAD MORE CHANCE OF APPROVAL !!!

I HAD DISCUSSIONS WITH THE CASE OFFICER WHO FELT THAT A HOUSE MAY BE MORE SUITABLE. I DID NOT TOTALLY AGREE AS I FELT A BUNGALOW MORE APPROPRIATE ALONGSIDE EXISTING OLD PEOPLES COUNCIL BUNGALOWS.

RE-APPLICATION 8.4.92 FOR 2 BEDROOM HOUSE & GARAGE H22/0619/92 ADDRESSING PROBLEMS OF CAR PARKING & ACCESS. REFUSAL 16.7.92. (COPY OF REFUSAL ENCLOSED)

THE REFUSAL REFERS TO SHARED ACCESS & SHARED TURNING FACILITIES, APART FROM SHARED ACCESS ONTO THE HIGHWAY THE DRIVES ARE TOTALLY INDEPENDANT.

IN ALL THE APPLICATIONS THAT HAVE TRIED TO ADDRESS THE

continue overleaf, if necessary

REFUSAL REASONS SET BY THE LPA, THE L.C.C. HIGHWAY AUTHORITY DO NOT APPEAR TO HAVE SHOWN ANY REAL CONCERN; APART FROM NORMAL STANDARD HIGHWAY CONDITIONS.

IT IS FELT THAT THE HOUSE DESIGN, GARAGE & ACCESS ALL COMPLY WITH CURRENT PLANNING & HIGHWAY REQUIREMENTS FOR DEVELOPMENT. A SIMILAR DEVELOPMENT WAS APPROVED IN MOULTON (H13/0168/90.); ON THE SIDE OF A FORMER COUNCIL HOUSE; THIS WAS AN OUTLINE APPLICATION, WHEN RESERVED MATTERS WERE APPLIED FOR THERE WAS GREAT DIFFICULTY, THE OUT-COME WAS AS ON ~~ENCLOSED~~ ENCLOSED PLANS.

MR. & MRS. WHITE ARE APPEALING AGAINST THE IN-CONSISTANCY FROM ONE APPLICATION TO ANOTHER.

continue on a separate sheet, if necessary

COMPLETE AND SIGN THE DECLARATION BELOW

I confirm that a copy of each of the supporting documents indicated above is enclosed and that the relevant plans have been clearly marked.
I also confirm that a copy of this appeal form and any supporting documents not previously seen by the LPA has been sent to them.

Signed G.R. Merchant (on behalf of) MR & MRS. R. WHITE.

Name (in capitals) G.R. MERCHANT. Date 22.9.92

Now check that you have:

- completed the form;
- enclosed all the supporting documents;
- set out above your grounds of appeal.

Send one copy of the appeal form with all the supporting documents to:

The Planning Inspectorate
Department of the Environment
Tollgate House
Houlton Street
Bristol BS2 9DJ

The second copy of the appeal form must be sent to the LPA at the address from which you received the decision on your application (or any acknowledgements, etc) enclosing only copies of those documents not previously seen by the LPA.

HMSO Bristol DTP 060068

TOWN AND COUNTRY PLANNING REGULATIONS 1990

APPEAL BY: **Mr and Mrs R W White**
Application No: **H22/0619/92**
DoE Appeal Reference: **APP/A2525/A/92/212512**

An appeal has been made to the Department of the Environment against refusal of planning permission by the South Holland District Council for **two bedroom house and garage adjacent to 54 Austendyke Road, Weston Hills, Spalding, Lincs.**

This decision is the subject of an appeal, which was received on **28th September 1992.**

This notice is to inform you of the appeal as the occupier of property in the proximity of the appeal site, or as a person or body who was notified or consulted about the original application and/or has made representations about that application.

The appeal will be determined by the **Department of the Environment** on the basis of **Written Statements** submitted by the appellant and the Council, and following a site visit by an Inspector. It is open to the Secretary of State to grant planning permission.

Any written comments already made to the authority in connection with the original application will be forwarded to the Inspector who will take them into account when deciding the appeal. Any further representations or elaboration or modification of earlier views should be sent direct to the **Department of the Environment** at **Room 10/15 Tollgate House, Houlton Street, Bristol, BS2 9DJ**, quoting the above appeal reference, within 28 days of the starting date of the appeal.

Any comments received can only be taken into account provided they are made known to all parties and copies will therefore be sent to the appellant. (It would be of assistance to the Department of the Environment if two additional copies of your comments could be sent, in order that they can forward them to both parties).

The Department of the Environment will circulate the decision on the appeal only to those who specifically request a copy.

B SMITH
Director of Planning & Building Control Services
South Holland District Council
Council Offices. Priory Road, Spalding, Lincs. PE11 2XE
Telephone Spalding (0775) 761161

1st October 1992

NOTIFICATION LETTER SENT TO:

Mrs B M Allsop,
Clerk to Weston Parish Council,
33 Small Drove,
Weston,
Spalding,
Lincs.

Cllr. T Barker - Ward Member
48 Backgate,
Cowbit,
Spalding,
Lincs.
PE12 6AP.

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 12/02E
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218774
Switchboard 0272-218811
Fax No 0272-218804
GTN 1374

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your Ref:
H22/0619
Our Ref:
APP/A2525/A/92/212512

Date: 30 October 1992

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MR AND MRS RW WHITE
SITE AT ADJ 54 AUSTENDYKE ROAD, WESTON HILLS, SPALDING

I am writing to inform you that the Inspector appointed by the Secretary of State to determine the above appeal in accordance with the provisions of Schedule 6 of the Act is
MR BM STAINTHORPE DIP EST MAN FRICS

The Inspector will shortly visit the site unaccompanied by either party.

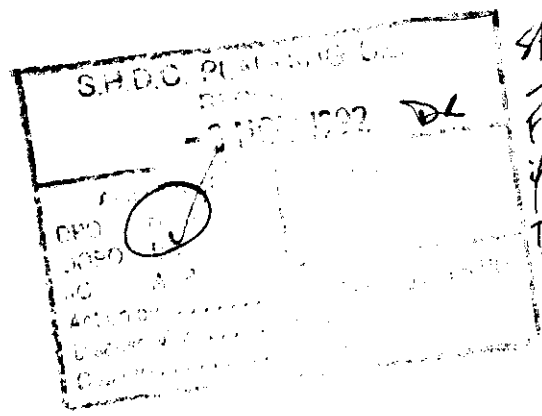
LPA only - The Council are reminded that if they have not submitted their full representations, they should do so immediately.

Yours faithfully

MR P FARTHING

NB. No correspondence should be sent to the above room unless it concerns the site visit date.

209E



Steve
File away if Statement
Done
DL 3/11

N4

TOWN AND COUNTRY PLANNING ACT 1971

OUTLINE PLANNING PERMISSION

REFERENCE : H13/0157/89

DATE RECEIVED : 2 2 89

APPLICANT : Mr & Mrs N Johnson
23 Bakestraw Gate
Moulton
SPALDING
Lincs

AGENT : Messrs R Longstaff
5 New Road
SPALDING
Lincs
PE11 1BS

TYPE : Outline GRID REF : 530640 323160

DESCRIPTION : Erection of a two storied dwelling with garage

LOCATION : Proposed plot adj. 23 Bakestraw Gate, Moulton

The South Holland District Council hereby give notice that outline planning permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following conditions:

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates :
(a) the expiration of five years from the date of this permission
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 41 of the Town and Country Planning Act 1971.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(a) Detailed drawings to a scale of not less than 1:100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(b) The siting and design of any vehicular access to a road;
(c) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

Cont/...

This permission refers only to that required by the Town and Country Planning Acts. If approval is required under any other enactment this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

/0157/89

The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

District Planning Officer
15 March 1989

TOWN AND COUNTRY PLANNING ACT 1971

REFUSAL OF RESERVED MATTERS

REFERENCE : H13/1392/89

DATE RECEIVED : 16 10 89

APPLICANT : D G M Properties Ltd
Dozens Bank
Pode Hole
SPALDING
Lincs

AGENT : G R Merchant
4 Chapel Gardens
Whaplode
SPALDING
Lincs, PE12 6UG

TYPE : RM GRID REF : 530640 323150

DESCRIPTION : Erection of house and parking space

LOCATION : Adjacent: 23 Bakestraw Gate, Moulton, Spalding

The South Holland District Council hereby give notice that APPROVAL HAS BEEN REFUSED in respect of the above details for the following reason(s):

1 The development, if permitted, would by virtue of its location and design result in a cramped and uncharacteristic form of development in that part of Bakestraw Gate to the extent that the amenities of the occupants of both the proposed house and the adjoining dwelling are likely to be adversely affected.

B. Smith

District Planning Officer
29 January, 1990 (C)

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1015
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0272-218656
Switchboard 0272-218811
Fax No 0272-218406
GTN 1374

S.H.D.C. PLANNING DEPT
29 SEP 1992

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Your Ref:
H22/0619/92
Our Ref:
APP/A2525/A/92/212512

Date: 28 September 1992

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
APPEAL BY MR & MRS R W WHITE
SITE AT ADJ.TO 54 AUSTENDYKE ROAD,WESTON HILLS,SPALDING

1. I refer to the above appeal. The appeal form and accompanying documents are now being checked to see that all is in order. Unless you hear from us to the contrary you may assume that the appeal is valid.

2. The date of this letter is the "starting date" for the purposes of the Town and Country Planning (Appeals)(Written Representations Procedure) Regulations 1987.

3. The appellant has chosen the written method. Unless you tell us otherwise, we will assume that the Council do not wish to exercise their right to be heard. As you know, if the Council agree to the written procedure, they are required, in accordance with the Regulations, to:

i.- within 5 working days to notify those interested persons who were required to be consulted on the original planning application, and all those who made representations at application stage, that an appeal has been made. (The letter should include the information and details required by the Regulations to be notified. The Council will wish to decide on the precise form of notification but Annex B to DOE Circular 11/87 gives a suggested format. Interested persons should be advised that if they wish to receive a copy of the appeal decision letter, they must write direct to the Inspectorate asking for one.)

ii. - within 14 days of the "starting date" to send to the Inspectorate a completed appeal questionnaire in respect of this appeal together with all the necessary enclosures. Also to send a copy of the appeal questionnaire and enclosures direct to the appellant or agent. (Please ensure that the Inspectorate's reference number above is quoted and that all the relevant documents are attached).

4. Representations received by us from interested persons will normally be copied to you and the appellant. Any comments you wish to make on them should be sent to me, and copied to the appellant, within 7 days. Please avoid long exchanges of correspondence which can considerably delay the decision.

5. The Council will wish to decide whether or not to submit a further written statement. In most cases the relevant background documents submitted with the appeal questionnaire, together with a simple index of these documents, will be sufficient to present the Council's case. If it is considered necessary to submit a further statement, the concise format suggested in Appendix 1 to DOE Circular 18/86 should be used. Any such further statement must be sent to the Inspectorate within 28 days of the "starting date". A copy must also be sent direct to the appellant or agent.

6. Arrangements will be made for the Inspector to visit the site as soon as possible after the closing date for representations. You will be sent details.

7. DOE Circular 11/87 sets out the timetable for appeals determined by the written procedure and I am sure that you will do all you can to keep within the timetable. Please note that, having drawn attention to the timetable, the Inspectorate does not send reminders to councils or appellants about the submission of documents.

8. Regulations 9(1) allows the Secretary of State or his Inspector the discretion to proceed to a decision on an appeal taking into account only such representations and supporting documents as have been submitted within the relevant time limits. Where representations are received outside the time limits, they may not be taken into account. Inspectors will not accept representations at the site visit: nor will they undertake to wait for representations. All representations must be sent to me, as indicated in paragraphs 3 and 5 above.

9. I am the case officer dealing with this appeal. Please send any further correspondence to me at the above address, quoting in full the Inspectorate's reference number given above.

Yours faithfully

PP Mrs Anglin

102/Mar 92

Department of the Environment

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

Certificate under Section 66

CERTIFICATE A

I certify that: MR & MRS. R. W. WHITE

1. At the beginning of the period of 21 days ending with the date of the accompanying appeal nobody, except the appellant, was the owner (see (i) below) of any part of the land to which the appeal relates.

2. None of the land to which the appeal relates is, or is part of, an agricultural holding.

See (ii) below OR;

2. I have / The appellant has* given the required notice to every person other than my / him / her*self who, at the beginning of the period of 21 days ending with the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as follows:

Tenant's Name (see (iii) below)	Address at which notice was served	Date on which notice was served

Signed H. R. Merchant *On behalf of MR & MRS. R. W. WHITE.

Date 22.9.92.

*Delete where inappropriate

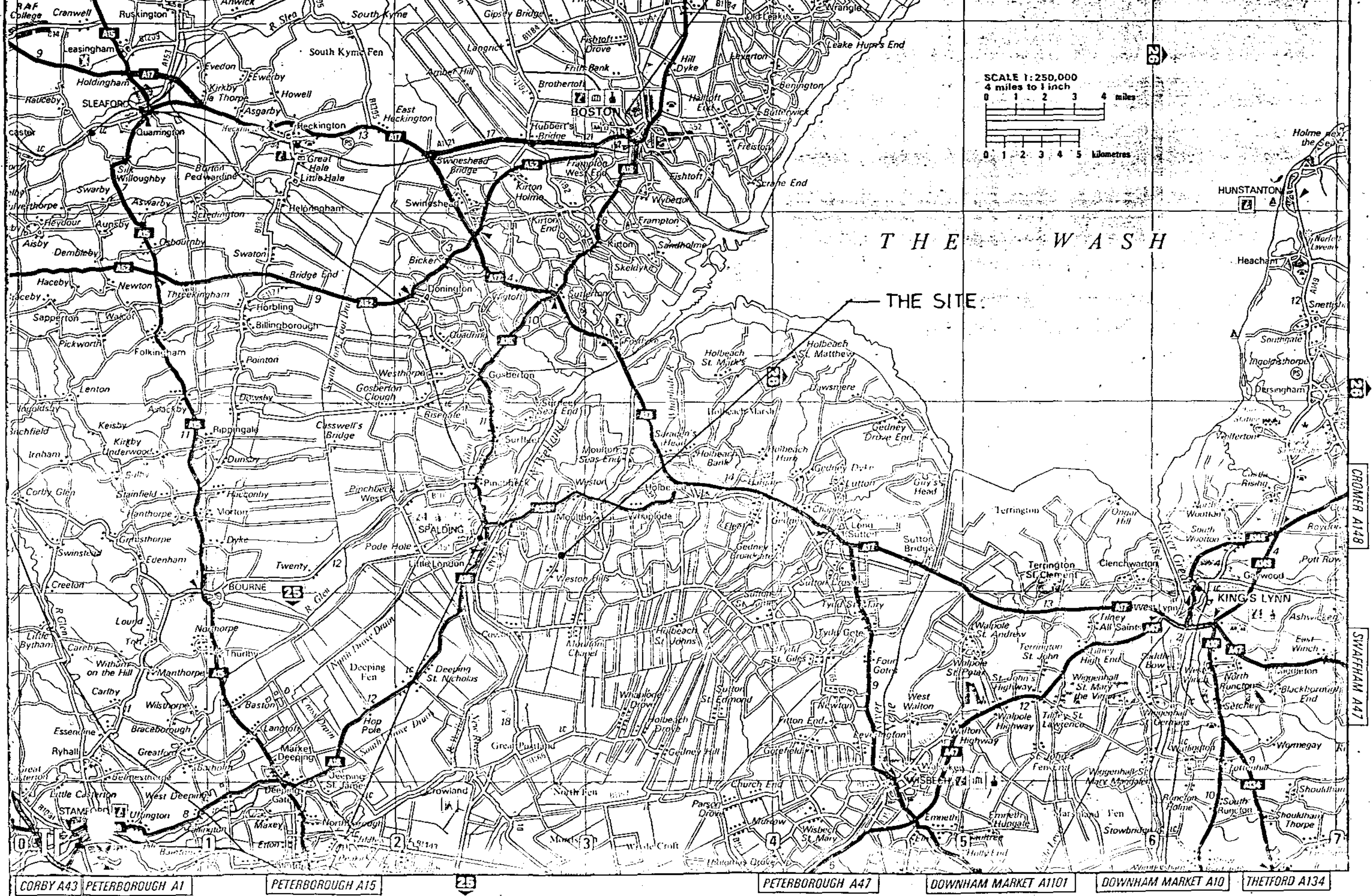
NOTES

(i) 'owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

(ii) ONLY ONE of the paragraphs numbered 2 above must be deleted.

(iii) If you are the sole agricultural tenant enter 'not applicable'.

SPALDING
Pinch
Weston Hills
THE SITE
Moulton
Weston
Holbeach
Holbeach Bank
Holbeach St Johns
Moulton Chapel
Moulton Seas End
Sutton Bridge
Surfleet
Gosberton
Donington


THE SITE
THE WASH
SCALE 1:250,000
4 miles to 1 inch
miles
kilometres
BOSTON
SLEAFORD
SPALDING
BOURNE
KING'S LYNN
HUNSTANTON
WISBECH
STAMFORD
CORBY A43
PETERBOROUGH A1
PETERBOROUGH A15
PETERBOROUGH A47
DOWNHAM MARKET A1101
DOWNHAM MARKET A10
THETFORD A134
CROMER A148
SWAFFHAM A47

OFFICER	APPELLANT Mr & Mrs R W White	WRITTEN REPS / LOCAL INQUIRY / INFORMAL HEARING		APPEAL NO 30/92
DR	SHDC REFERENCE H22/0619/92	1. PLANNING 2. LISTED BUILDING 3. ADVERT 4. ENFORCEMENT 5. OTHER	REFUSAL CONDITION NON-DETERMINATION	RECEIVED Start Date ~~Start~~ D.25 Sep 92 28th Sept
	DOE REFERENCE APP/A2525/A/92/212512			

DC CHECKS: PC/Residents to be notified

Other statements required

Plans required

Other special requirements

LOCAL INQUIRIES ONLY:

DISTRICT SECRETARY ADVISED AND ARRANGEMENTS MADE:

FORMAL NOTICE RECEIVED:

DATE OF INQUIRY:

	Dates required	Dates sent
QUESTIONNAIRE TO DOE	12th Oct 92	15th Oct 92
NOTICES	5th Oct 92	1st Oct 92
PLAN PREPARATION		
STATEMENT TO DOE	26th Oct 92	15th Oct 92
STATEMENT TO APPELLANT (Types 1 & 2 only)	26th Oct 92	15th Oct 92

REPORTED TO COMMITTEE:

PLANS AVAILABLE:

DRAFT STATEMENT PREPARED:

	DC CHECK	DPO CHECK
	DR 4/10	—

SITE VISIT

DECISION RECEIVED

REPORTED TO COMMITTEE

EXISTING SITE LAYOUT.

Main Sewer Connection. AUSTENOVKE ROAD.

PROPOSED SITE LAYOUT.

Note:
Existing Sewers shown thus ——
Proposed Sewers to be Laid to Approval from Sewerage & Technical Dept.

LOCATION PLAN.
SCALE: 1/2500

22/10/92

THE SITE

TILES - SANDTOFT CALDERDALE SLATE-SMOOTH GREY.
BRICKS - BLABY ELIZEBETHAN ROSE.

SIDE.

REAR.

SIDE.

PROJECT:	Two Storey Dwellings on Site adjacent to 54 Austenwye Road Westhill Hills Orpington Links
CLIENT:	Mr & Mrs R.W.Whittle 54 Austenwye Orpington Links
SCALES: 1/100	DATE: Sept 1991
(unless otherwise stated)	
DRAWING No.	REVISIONS:

G. R. MERCHANT
LRIBA AMBOE, MCWW.
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLSEAON (0689) 27882.

G. R. MERCHANT
LENG AMICE, ROW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
Two Bedroom House
Garden of
34 Austendyke Road
Wainfoh Hills
Spalding. Lincs.

CLIENT:
Mr & Mrs. R.W. White.
Hall Gate.
Holbeach.
Spalding.
Lincs.

SCALES: 1/100. (Wheelchair Standard)
DATE: April 1990.
DRAWING No: Rev. 1a
GR/Ed/94

REVISIONS:

H22/0690

LOCATION PLAN.
SCALE: 1/2500.

THE SITE.

TILES - SANDTOFT CALEDRDALE SLATE-SMOOTH GREY.
BRICKS - BLABY ELIZBETHAN ROSE

EXISTING SITE LAYOUT.

Main Sewer Connection. AUSTENDYKE ROAD.

Note: Existing Shared Drive to be Sliced to Approval From Highways & Technical Services Dept.

Pole
Dyke
Verge
Ditch Water
I.C.
I.C.
I.C.
54.
12300
SHED.
GARAGE.
SHED.
34200

PROPOSED SITE LAYOUT.

Shared Access
Drive.
2850
3350
Lounge.
Hall.
Kitchen.
Diner.
7700
750
5400
Garage.
Garage.
6800

FIRST FLOOR PLAN.

Bedroom.
Bedroom.
Bathroom.
Bedroom.
Cyl.
Lc.

REAR.

SIDE.

SIDE

FRONT

16/6200/22A

G. R. MERCHANT
LEING AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

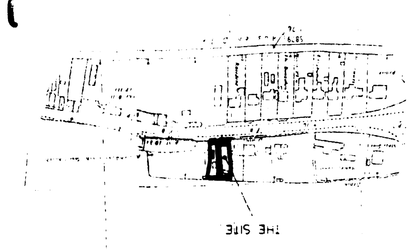
PROJECT:
Two Bedroom Bungalow
at
Garden of
24 Austendyke Road
Weston Hills
Spalding
Lincs

CLIENT:
Mr & Mrs. R. W. White
Hall Gate
Holbeach
Spalding
Lincs

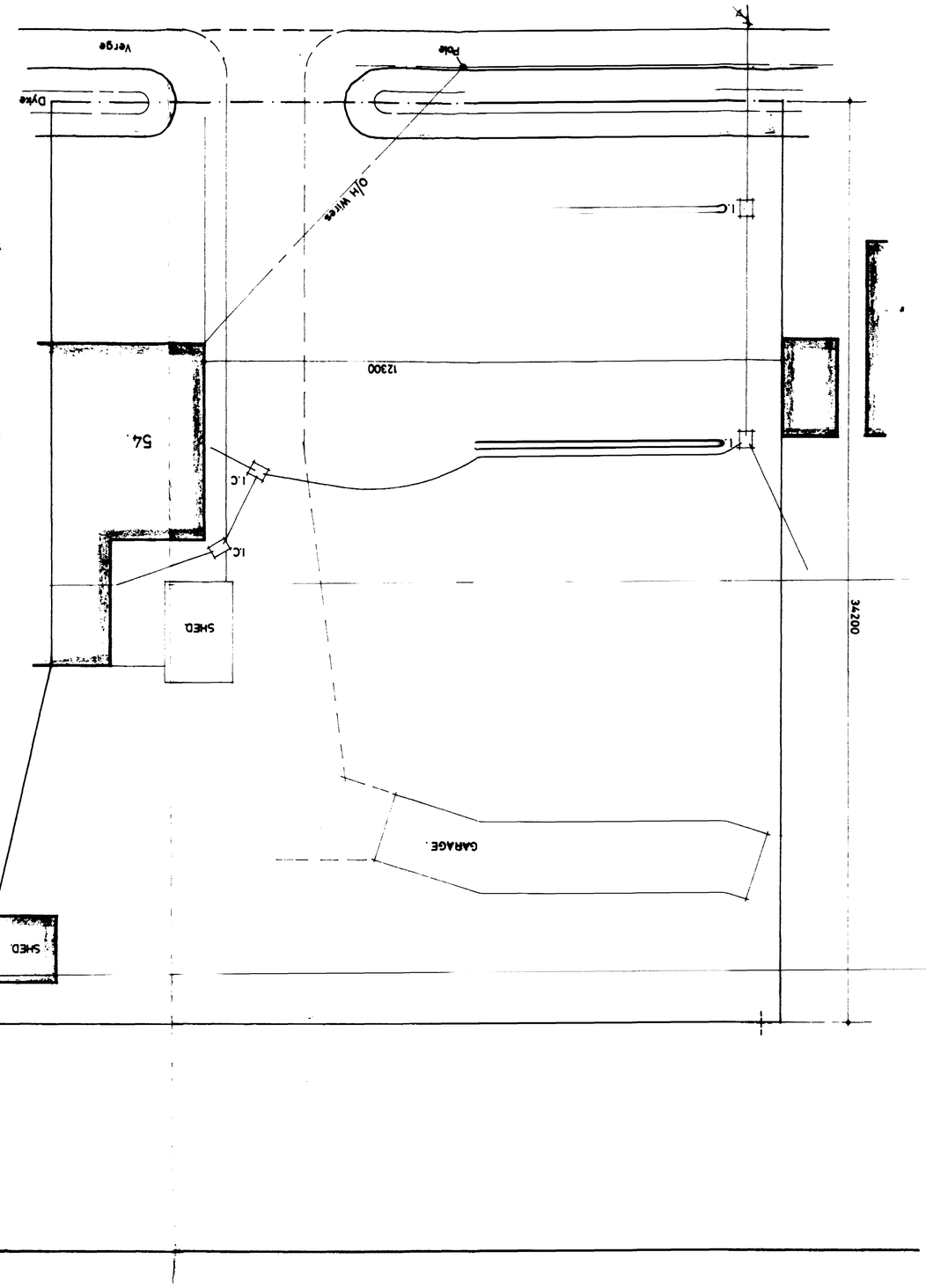
SCALES: 1/100 unless otherwise stated
DATE: Sept '95

DRAWING No: GRM/BB44/1
REVISIONS:

LOCATION PLAN
SCALE 1/2500

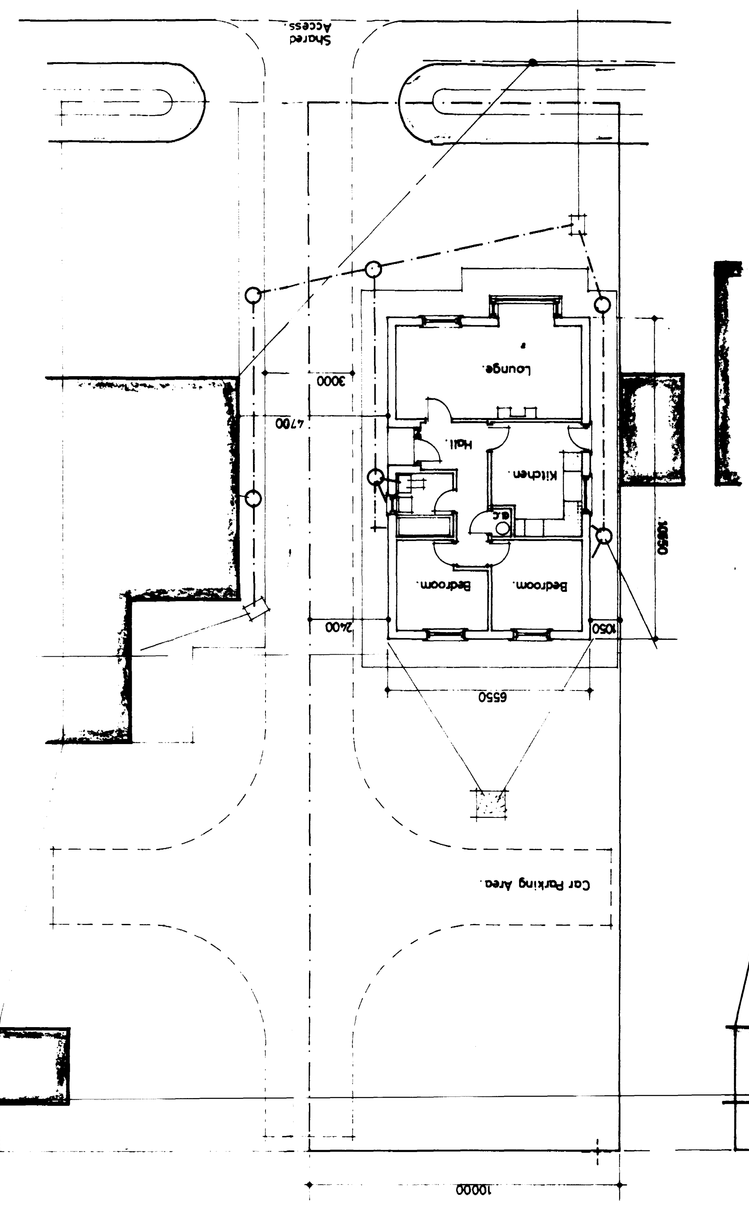


EXISTING SITE LAYOUT.

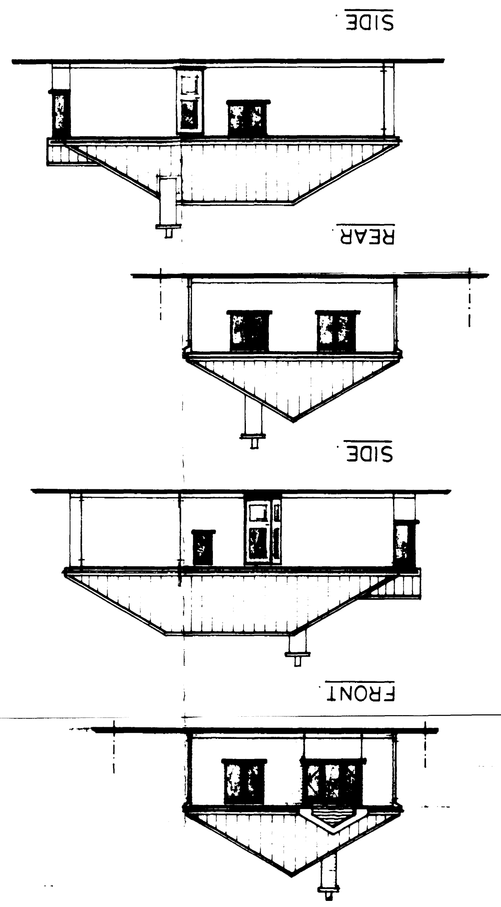


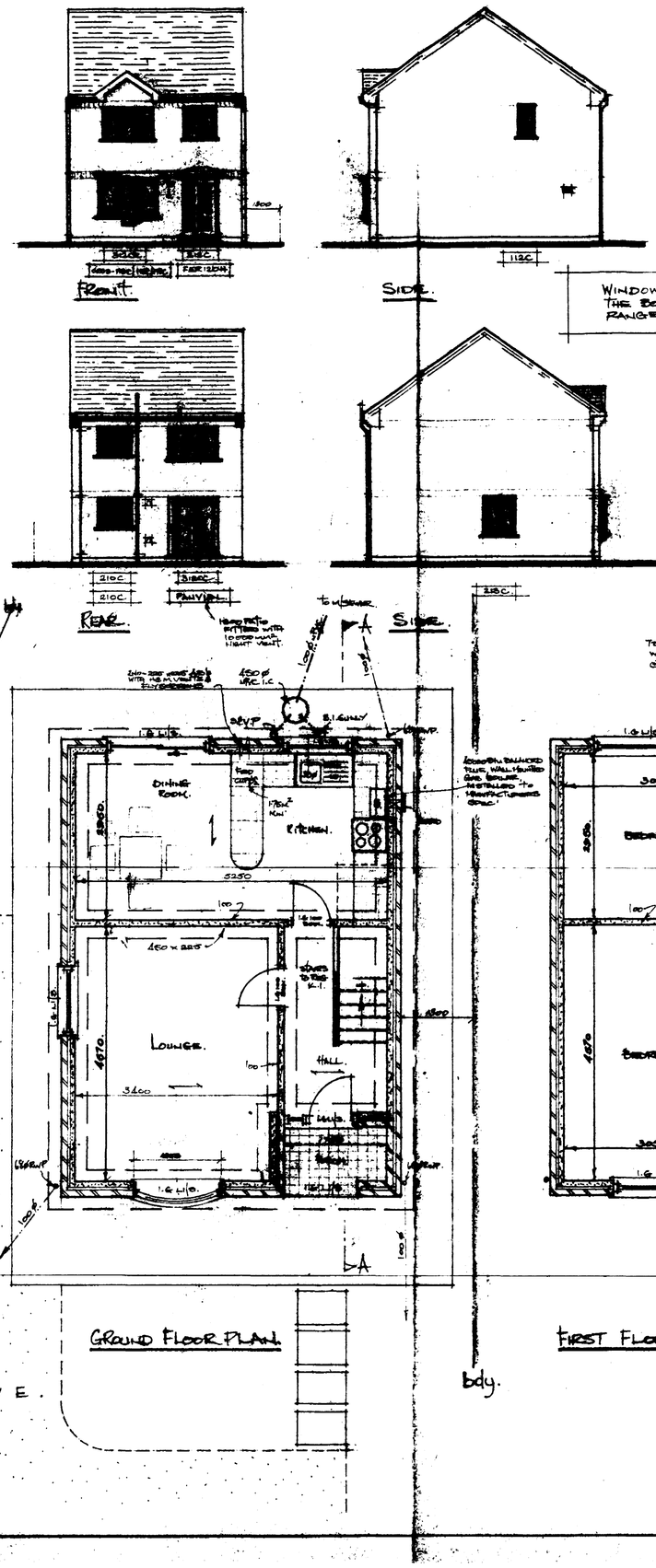
PROPOSED SITE LAYOUT.

Note: Existing Shared Drive to be Re-surfaced to Approval of Local Highway Authority & Public Health Service Dept.



TILES - SANDTOFT CALDERDALE SLATE-SMOOTH GREY
BRICKS - BLABY ELIZEBETHAN ROSE





ROOF CONSTRUCTED TO BD. 5268 PART 3 1985.

SPECIFICATION

ROOF : Interlocking concrete plain - profile tiled concrete tiles on battens on felt on 19mm t&g boarding fixed to horizontal & 100 vertical. 'Pre-fab' pink roof trusses @ 450 c/c, 35° pitch, to BD: 5268 part 3. 1985. Trusses strapped at feet & ceiling level @ 1800 c/c (max) with 30 x 5 mild angle straps, 100 x 50 wall plates, 100 fibreglass.

CEILINGS : 12.7 plasterboard skimmed to first floor, 12.7 plasterboard to ground floor, artex finish.

FIRST FLOOR : 38 x 76 c/c chipboard on 200 x 50 joists @ 400 c/c as detailed. to timber.

WALLS : Internal soundlight facing bricks in 280 cavity walls 100 thermal insulation blocks to inner skin. Insulate cavity with 50 jbi-therm insulation. wall ties 900 horizontal, 450 vertical & every 225 at jambs. class 'A' solid concrete blocks below dpc. pvc dpc to all walls 150 above finished g.l. pvc dpc to all jambs & window openings & below cills. Close cavity & fill below dpc with lean mix. Double glaze all windows.

FLOOR : 60 thermal screed on 100 concrete (grade) blinded on 1000 gauge 1200 on 150 hardcore, blinded & compacted. dpm made continuous with dpc in walls.

FOUNDATIONS : cast concrete strip foundations 750 x 225 to cavity walls. As above to partition walls. Foundations taken down to suitable load bearing strata, determined on site with S.H.D.C. B. Inspector.

DRAINS : 100 & uPVC drains surrounded with 150 pea gravel. Lead to even falls. 450 & uPVC inspection chambers. connect to public foul sewer. As detailed. I.C.C. Boundary.

RAINWATER PVC rainwater goods, hopper gutters & downpipes, to 100 & uPVC drains to 140 soakaways, sited at least 5m. from any building.

LINTELS : I.G. steel. Lintels to all doors & window openings as detailed. Installed to manufacturers spec. (150 sand bedding).

STAIRS : To rise K.1. going 225, rise 200, pitch of 41° open balustrade gap less than 100. Handrail 900 above pitch line, handrail 900 above landings. Width 800. 2000 (min) headroom. Tapered treads - min 50 to going to comply with A.D. K.1 section 1 - 1.10, 1.16 & 1.17.

3.4.91 Planning Amendments - Re-application.
1.4.1991 Some Amendments - Garage & Room Details - Resubmitted

G. R. MERCHANT
I.ENG(CEI) FSCET, FAWO,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370863.

PROJECT:
3 BEDROOM HOUSE.
BAKESTRAW GATE.
MOULTON.
SPALDING.
LINCS.

CLIENT:
D.G.M. PROPERTIES LTD
PODE HOLE.
SPALDING.
LINCS.
TEL. SPALDING (0775) 766551.

SCALES:	DATE:
1/50 & 1/100.	SEPT 1990.
G.R. MERCHANT.	DRAWING No.: DGM-BG-1

REVISIONS:
A B

113/0168/90

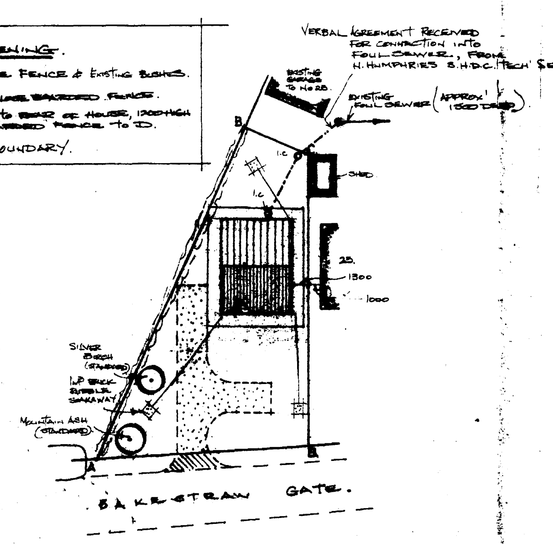
BOUNDARIES & SCREENING.

AB - 38.50M. POST & WIRE FENCE & EXISTING BUSHES.

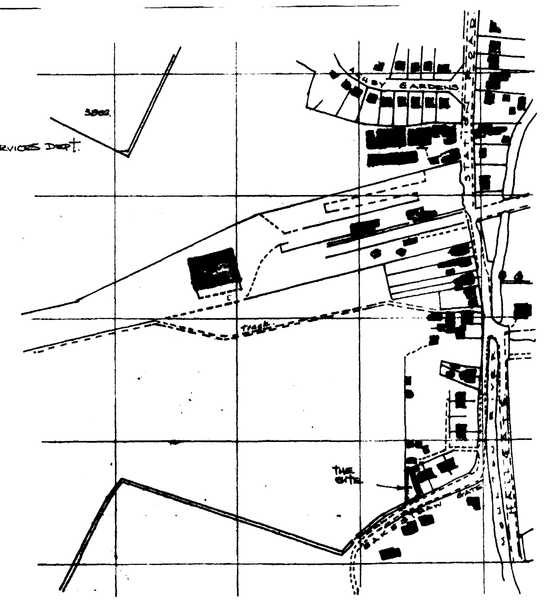
BC - 0.60M. 1800 HIGH CLOSE BOARDED FENCE.

CD - 38.40M. 1800 HIGH C/B BOARD ON HOUSE, 1200 HIGH CLOSE BOARDED FENCE TO D.

AD - 17.00M. - FRONT BOUNDARY.



SITE LAYOUT.
SCALE: 1/250.



LOCATION PLAN.
SCALE: 1/2500.

B 16.1.90 PLANNING AMENDMENTS — RE-APPLICATION.
A 10.11.89 B.R.C.C. - FOUL SEWERS CONNECTION AGREEMENT.

G. R. MERCHANT
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PROJECT:
3 BEDROOM HOUSE.
BAKESTRAW GATE.
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SPALDING.
LINCS.

CLIENT:
D.G.M. PROPERTIES LTD.
PODE HOLE.
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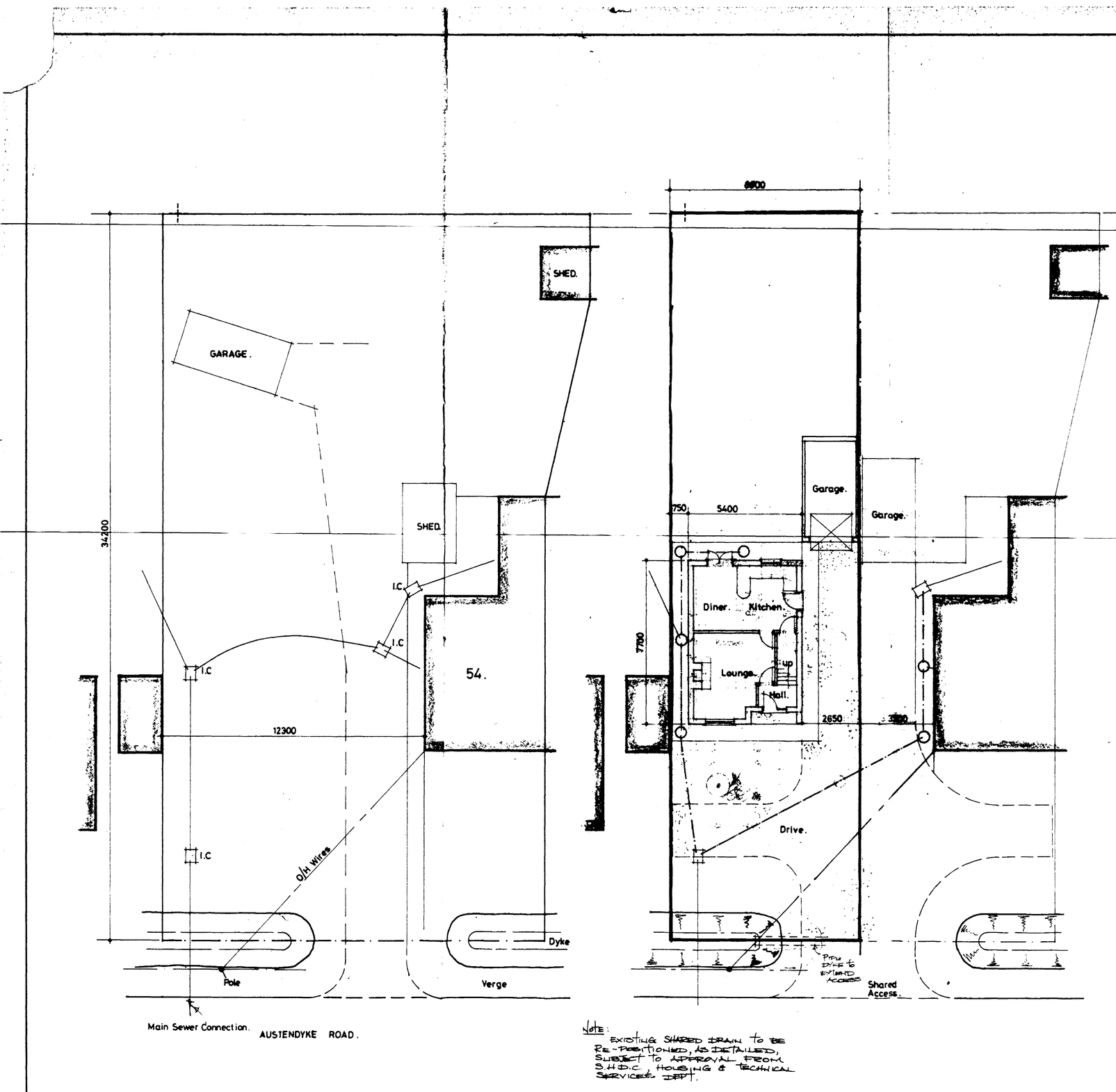
SCALES: AS INDICATED.

DATE: SEPT 1989

DRAWING No.:

413/0168/90

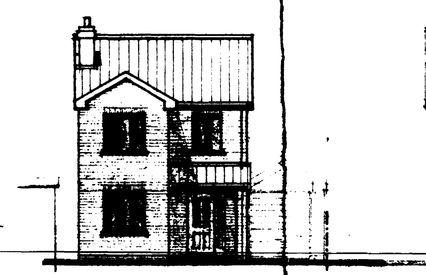
SOUTH HOLLAND D.C.
PLAN DEPT.
05 JUN 1992
REF. H23/0619/92

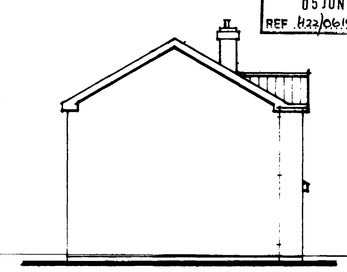


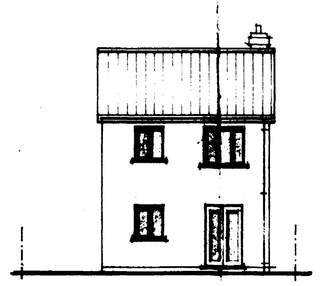
Note: EXISTING SHARED DRIVE TO BE RE-POSITIONED, AS DETAILED, SUBJECT TO APPROVAL FROM S.H.D.C. HOUSING & TECHNICAL SERVICES DEPT.

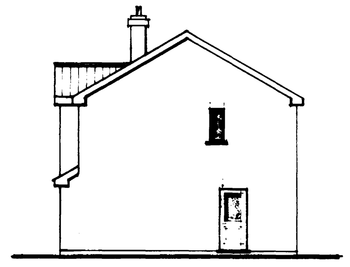
EXISTING SITE LAYOUT.

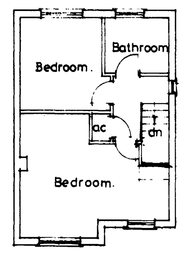
PROPOSED SITE LAYOUT.


FRONT.


SIDE.

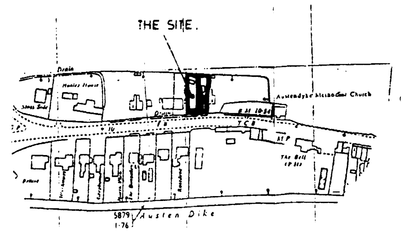

REAR.


SIDE.



FIRST FLOOR PLAN.

TILES - SANDTOFT CALDERDALE SLATE-SMOOTH GREY.
BRICKS - BLABY ELIZEBETHAN ROSE.



LOCATION PLAN.
SCALE: 1/2500.

N

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
TWO BEDROOM HOUSE.
GARDEN OF
54 AUSTENDYKE ROAD.
WESTON HILLS.
SPALDING. LINCS.

CLIENT:
MR & MRS. R.W. WHITE.
HALL GATE.
HOLBEACH
SPALDING.
LINCS.

SCALES: 1/100. (UNLESS OTHERWISE STATED)
DATE: APRIL 1992.

G.R.MERCHANT.
DRAWING No.: RWW.1B

REVISIONS: